



Neighborhood Guide

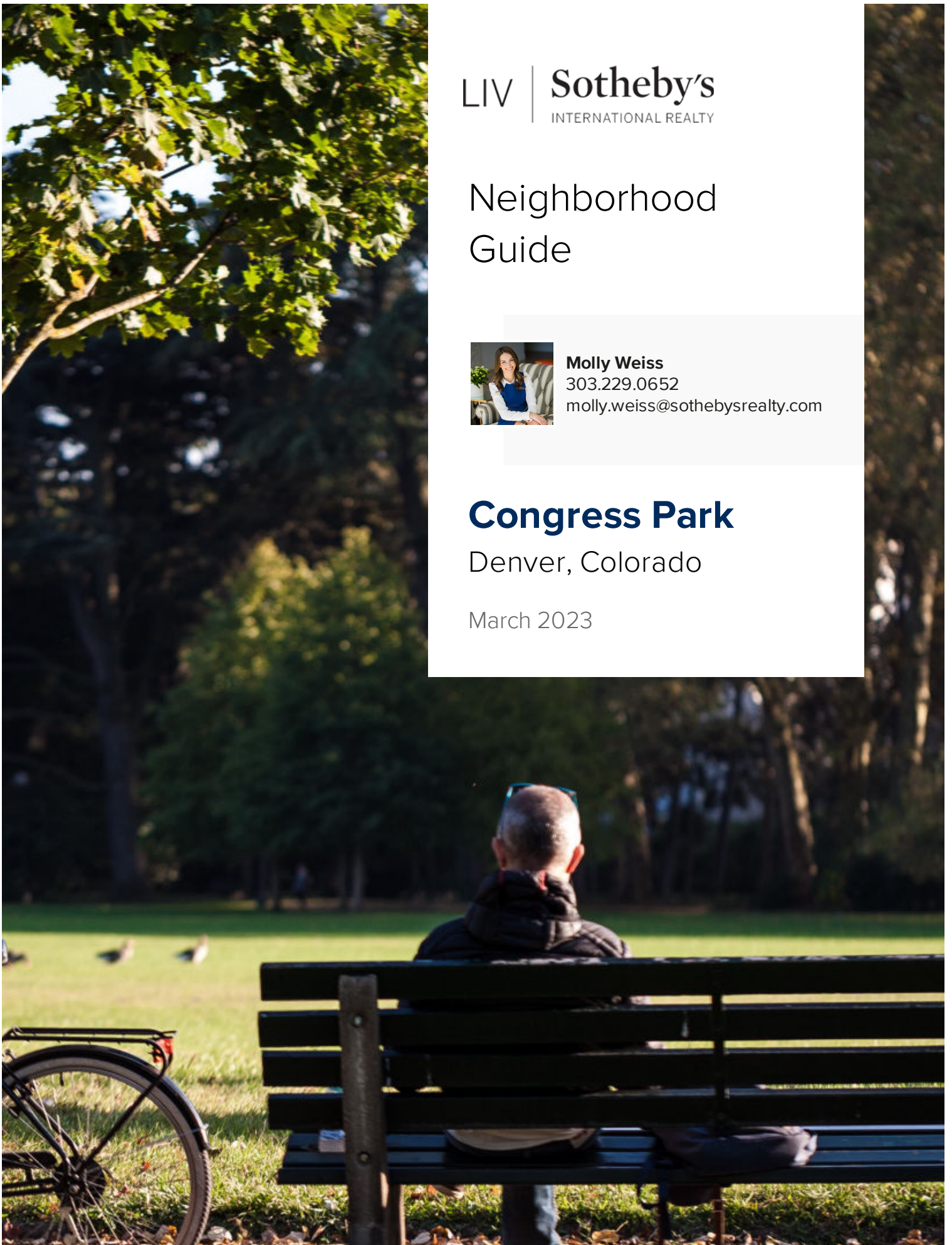


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Congress Park

Denver, Colorado

March 2023

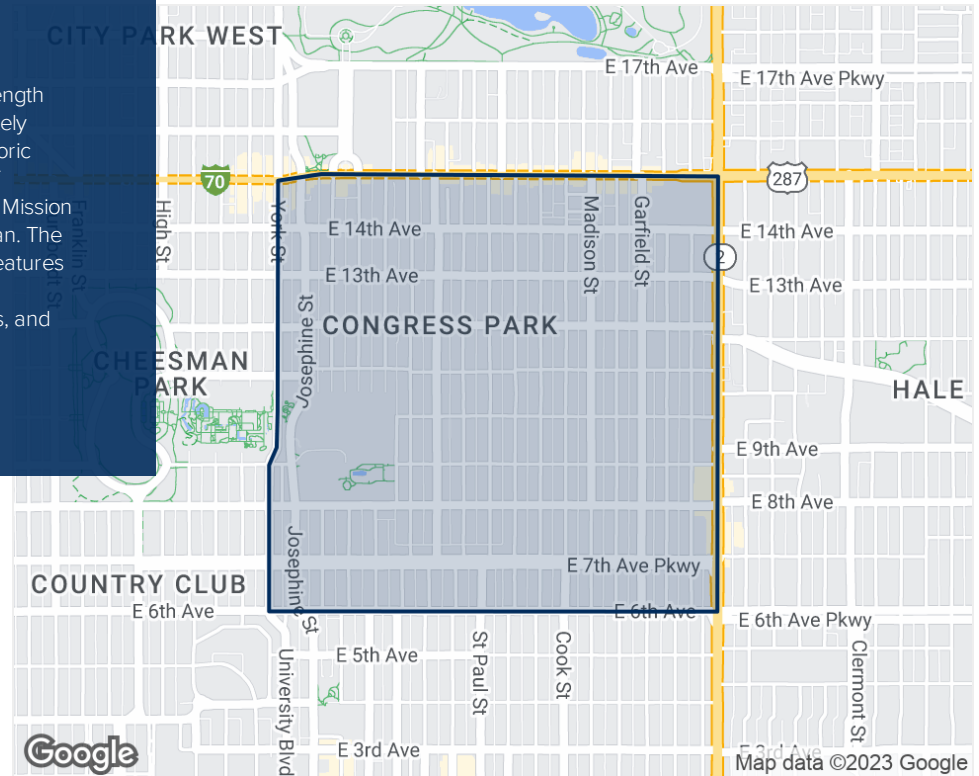




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About Congress Park

Congress Park has wonderful old homes of strength and character, from big Denver Squares to stately Victorians to sturdy brick bungalows. Along historic Seventh Avenue Parkway, you'll find an array of mansions with architectural styles ranging from Mission to Dutch Colonial and Mediterranean to Victorian. The community's namesake park, Congress Park, features pristine grounds, a children's playground and renovated outdoor swimming pool, tennis courts, and soccer fields.



Contact me to get
the full Market
Report and to learn
more about
Congress Park.





Demographics

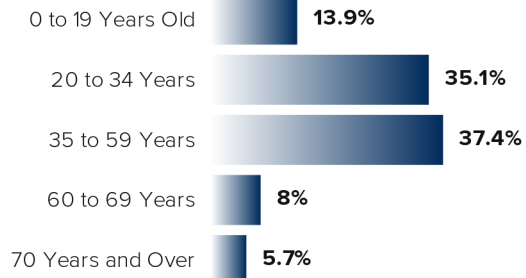


10,261

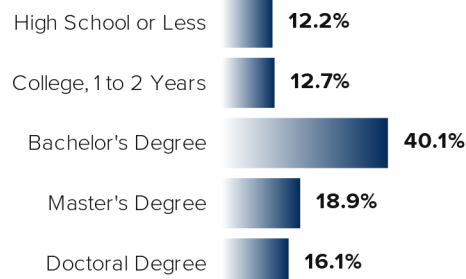
Residents



Age



Education Levels

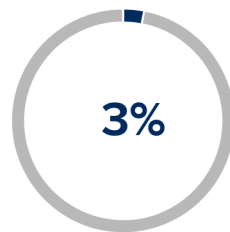


\$82,041

Median Household Income

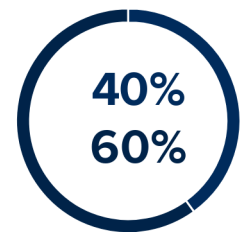


Unemployment Rate



Marital Status

- Married
- Not Married



Data provided by the U.S. Census Bureau



Area Schools

Elementary Schools

Name	Grades	Enrollment	Stu-Teach Ratio	District
Academia Ana Marie Sandoval	PK-6 th	423	20:1	Denver County School District 1
Bromwell Elementary School	PK-5 th	332	18:1	Denver County School District 1
Bryant Webster Dual Language Ece-8 School	PK-8 th	413	15:1	Denver County School District 1

11 more schools. For a full list, visit <https://insights.livsothebysrealty.com/g/7a13b0c7e2>

Middle Schools

Name	Grades	Enrollment	Stu-Teach Ratio	District
Hill Campus of Arts and Sciences	6 th -8 th	844	18:1	Denver County School District 1
Morey Middle School	6 th -8 th	354	18:1	Denver County School District 1

High Schools

Name	Grades	Enrollment	Stu-Teach Ratio	District
Denver Montessori Junior/Senior High School	7 th -12 th	240	18:1	Denver County School District 1
Denver School of Innovation and Sustainable Design	9 th -12 th	175	15:1	Denver County School District 1
East High School	9 th -12 th	2,556	20:1	Denver County School District 1

2 more schools. For a full list, visit <https://insights.livsothebysrealty.com/g/7a13b0c7e2>

Data provided by School Digger, National Center for Education Statistics and the U.S. Census Bureau. The schools listed are intended to be used as reference only. To verify enrollment eligibility for an area, contact the school directly.



Top Local Businesses

Name		Category	Address
Culinary Dropout	★★★★★	American (New)	4141 E 9th Ave
Kini's	★★★★☆	American (New)	233 Clayton St
Q House	★★★★☆	Chinese	3421 E Colfax Ave
Blue Pan Pizza	★★★★☆	Pizza	3509 E 12th Ave
Molotov Kitschen and Cocktails	★★★★☆	Modern European	3333 E Colfax Ave
Tattered Cover - Colfax Avenue	★★★★☆	Bookstores	2526 E Colfax Ave
Twist & Shout	★★★★☆	Music & DVDs	2508 E Colfax Ave
Denver Zoo	★★★★☆	Zoos	2300 Steele St
Molotov Kitschen and Cocktails	★★★★☆	Modern European	3333 E Colfax Ave
Atomic Cowboy	★★★★☆	Southern	3237 E Colfax Ave
Trattoria Stella on Colfax	★★★★☆	Italian	3201 E Colfax Ave
Snooze, an A.M. Eatery	★★★★☆	Breakfast & Brunch	700 N Colorado Blvd
Cherry Cricket	★★★★☆	Burgers	2641 E 2nd Ave

Data provided by





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Top Lifestyle Trends

The lifestyles trends below are based on billions of social media data points broken down into 52 segments and mapped at the neighborhood level. The scores indicate the prevalence of each segment in an area.



Whiskey Business

75%

Characterized by their appreciation for all things whiskey, this population enjoys the classy atmosphere of whiskey drinking and learning about different brands.



Green Thumb

72%

From tiny sprouts and window plants, to flower arrangements and designing a landscape, this population has an affinity for all things green.



Hops & Brews

71%

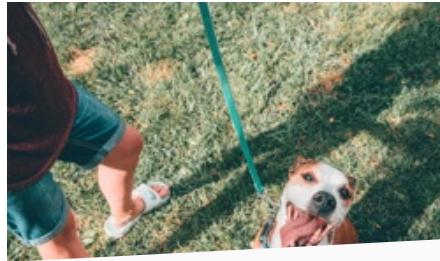
Thirst isn't the only reason this population looks for a good brew. From beer drinkers on a budget to the millennial craft beer enthusiast, these men and women are passionate about different kinds of beer and how it's made.



Art Lovers

70%

Galleries, city murals, and skillful latte art gets this population excited. They're always on the lookout for creative expression.



Dog Lovers

70%

Pups are just another member of the family. Dog lovers adore their tail-wagging friends and are looking for new ways to make them happy.



Coffee Connoisseur

70%

Morning java. Cup of Joe. Caffeine in an IV. Whatever they call it, this population loves coffee and the culture around it.



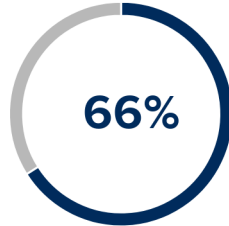
Commute Highlights

The percent ratings below indicate the portion of area residents who commute to work by walking, car, public transit, or cycling. The most popular method of commuting in this area is car, used by 66% of people, and the average commute time to work is between thirty and forty-four minutes. Of those commuters, 45% of them leave for work between 6 and 8 AM.

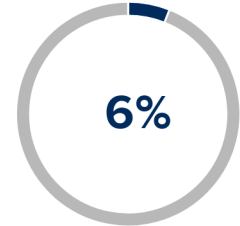
Commute Methods



Commute by Car



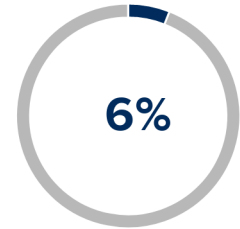
Commute by Bike



**Commute by
Public Transport**



Commute by Foot



Data provided by the U.S. Census Bureau

Walk and Bike Scores



46

Car Dependent



95

Biker's Paradise

Data provided by Walk Score®



Environmental Factors

The climate data below highlights environmental factors that Congress Park, Denver, Colorado faces from climate change in the coming years. The risk scores are based on the latest modeling data from climate scientists, universities, and federal agencies.



The average risk due to climate change for this area is moderate.



Flood

High **59%** 

About **3.59%** of buildings in Congress Park have a significant flood risk. A typical building with flood risk in this area has about a **36%** chance of a flood over about **21.9"** deep before 2050.



Storm

Low **31%** 

Normally, you experience about **10** significant 2-day storms per year, with about **0.68"** of precipitation per storm.

Your forecast in 2050 is about **12 storms**, with about **0.64"** of precipitation per storm.



Heat


High **66%** 

A day that reaches **94°F** is considered hot for Congress Park.

Normally, you experience about **8** hot days per year. The forecast for 2050 is about **43 hot days** per year.



Drought


Very High **69%** 

The percentage of available water supply used by humans determines water stress. An area is at especially high risk when water stress is above 40%.

The water stress for Congress Park is currently about **31.54%**. In 2050 it is predicted that the amount of water stress will be around **40.23%**.



Fire

Very Low **12%** 

Normally, about **0.02%** of land near Congress Park burns in a year, or about **6 sq. miles** within a 100-mile radius. The forecast projects that by 2050 the number will change to about **1.04%** of land or **326 sq. miles** per year.

Environmental data provided by ClimateCheck®