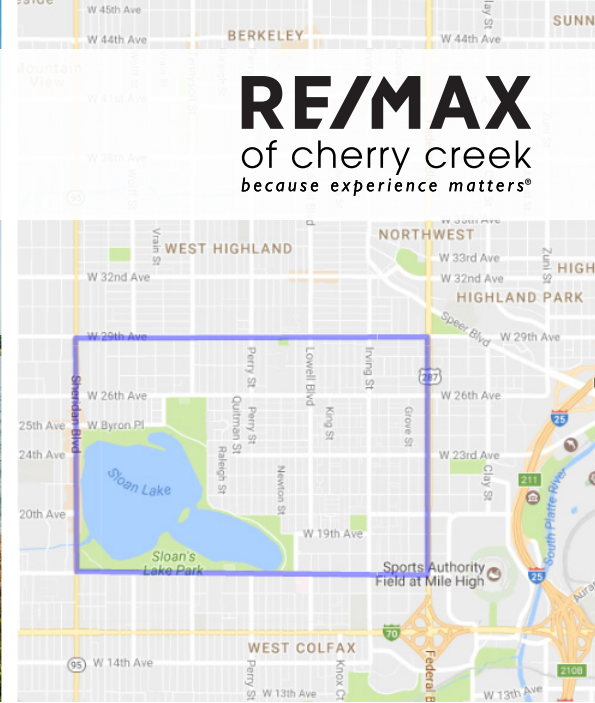


# SLOAN'S LAKE



## LOCATION:

Sloan's Lake neighborhood is bordered by Sheridan Boulevard, West 29th Avenue, Federal Boulevard and West 17th Avenue.

## ABOUT:

Located near some of Denver's hottest neighborhoods, such as West Highland and LoHi, Sloan's Lake is on the verge of similar transformation — and no wonder: the area combines natural beauty with easy access to the city center. Just ten minutes from downtown, the residences here surround the neighborhood's lovely focal point: Sloan's Lake Park. In these 177 acres, residents enjoy biking, hiking and jogging around the lake, as well as fishing and boating. The park offers breathtaking mountain and cityscape views. Meanwhile, the neighborhood retains its old-style charm. Although some original homes have been scraped off in favor of larger, more modern structures and apartment and condo projects, the older homes prevail, everything from red- and blonde-brick ranches to Victorians and Tudors. Meanwhile, residents look forward to the new amenities that the St. Anthony redevelopment project will bring, such as the 8-screen Alamo Drafthouse Cinema expected to open in 2017. In all, as Denver Parks & Recreation notes in describing Sloan's Lake Park, this is "an inner city retreat where one can enjoy the expansive views, water, openness and natural beauty."

## SCHOOLS:

Enter a property address at [www.maps.dpsk12.org](http://www.maps.dpsk12.org) to find out which schools are nearby.

## DEMOGRAPHICS:

Data from denvermetrodata.org

### TOTAL POPULATION:

7,813

### AVG. HOUSEHOLD INCOME:

\$89,210

### POPULATION AGE:

Under 5:	6.41%	35 - 44:	15.16%
5 - 17:	11.80%	45 - 54:	13.38%
18 - 24:	4.71%	55 - 64:	10.65%
25 - 34:	25.81%	Over 65:	12.08%

## 2017 MARKET STATISTICS:

# OF HOMES SOLD : **267**

AVG. LIST PRICE : **\$639,599**

AVG. SALE PRICE : **\$602,650**

AVG. # OF DAYS ON MARKET : **33**