

The Road to Recovery: Downtown Denver

Author: Kelly Brough, Urban Development Fellow, & DJ Summers

By the Numbers

RECOVERY

Downtown Denver’s recovery is lagging behind that of other U.S. cities. Denver’s downtown foot traffic is **only 67%** of what it was in 2019—**16th lowest among the 55 U.S. cities** examined. .



VACANCY

Downtown Denver’s office building vacancy rate **more than doubled** since 2019. It was 24% in 2023.

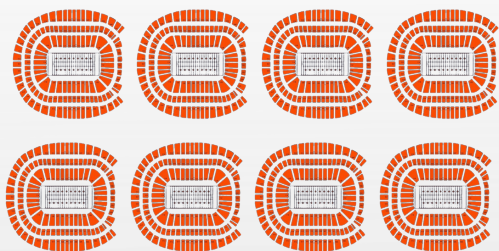


CRIME

There is **13.4 million square feet of vacant office and retail space in downtown Denver** – the footage of eight Empower Field stadiums.

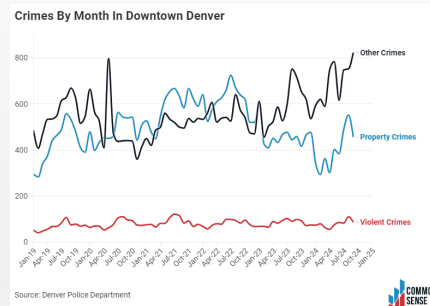
\$13.4 MIL

EQUALS



NATIONAL CONTEXT

Crime and homelessness could be contributing factors to the failure of downtown Denver to recover its pre-pandemic activity, according to an analysis of city data. This is particularly true of property crime.



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Solution 1

Examine ways to increase residential offerings downtown.



Solution 2

Denver should lean into strengthening its drug courts.



Solution 3

The private sector should consider its remote work policies.