

Location Dossier: Washington Park, Denver

Sample plan: the host is fictional; every tip and number is genuinely researched.

Subject: 3-bedroom single-family home in the Washington Park district, Denver, Colorado 80209/80210. This dossier describes the neighborhood, not a specific address. **All figures checked on 08/22/2026.** Distances are straight-line or street-route approximations measured from the park's center; drive times are typical off-peak times.

The Neighborhood in Short

Washington Park, locally shortened to "Wash Park," is a residential district roughly 2 to 3 miles southeast of downtown Denver, built around the 155-acre city park of the same name. The housing stock is dominated by early-1900s bungalows, Denver Squares and Tudors, interspersed with larger post-2000 rebuilds, on a regular grid of tree-lined streets. Denver Public Schools describes the area around its neighborhood elementary school as a tree-lined neighborhood a little over two miles southeast of the Denver financial district, which matches the district's residential and commuter character. The population mix is weighted toward owner-occupant households with children, professionals commuting to downtown or the Denver Tech Center, and long-tenured residents; rental supply exists but is thinner than in adjacent Capitol Hill or Baker. Commercial life is concentrated at the edges rather than inside the residential core, mainly along Old South Pearl Street, South Gaylord Street, South Broadway and East Alameda Avenue.

Schools and Childcare

Assignment in Denver is by DPS enrollment zone and school choice, not automatically by proximity, so the district's own school finder is the authoritative source for any specific address.

Level	School (source: Denver Public Schools)	Address	Approx. distance / drive
Elementary	Steele Elementary	320 South Marion Parkway, Denver, CO 80209, phone (720) 424-3720	About 0.5 mi, 3 min drive, walkable
Middle	Merrill Middle School	1551 South Monroe Street, Denver, CO 80210 (verify current office phone via the DPS site)	About 1.8 mi, 7 min drive
High	Denver South High School	1700 E. Louisiana Ave., Denver, CO 80210, main number 720-423-6000, attendance line 720-423-6081	About 0.9 mi, 4 min drive

Steele Elementary is located in the heart of the Washington Park neighborhood and started the 2026-2027 school year on Monday, August 24, 2026, with a Popsicle Social on Thursday, August 20, 2026 (as of 08/2026, source: school website). Denver South High School lists its main office at 1700 E. Louisiana Ave. and publishes bell schedules and enrollment services on its own site (as of 08/2026).

Childcare, honest assessment: licensed centers and home-based providers are present in and around the district, most of them along the Broadway, Downing and Louisiana corridors rather than inside the residential blocks, and infant slots in this part of south-central Denver are typically waitlisted several months out. Verify current license status, openings and tuition for any provider through the state's official Colorado Shines directory, since prices and capacity change monthly.

Map links: Steele Elementary: [Open in maps](#) Merrill Middle School: [Open in maps](#) Denver South High School: [Open in maps](#)

Groceries and Everyday Life

Whole Foods Market, Washington Park, 1111 S. Washington St., Denver, CO 80210. The closest full-size supermarket to the park's western edge, about 0.5 mi, roughly a 3 min drive or a 10 to 12 min walk. Store hours in this chain generally run in the 7:00 AM to 10:00 PM range; confirm the exact daily hours on the official store finder before relying on them ("check before visiting"). Map: [Open in maps](#)

King Soopers (Kroger banner), the region's dominant full-service chain, has no store inside the residential core; the nearest locations are roughly 1.5 to 3 mi out, on the order of a 6 to 12 min drive, along the Broadway, Colorado Boulevard and Ninth Avenue corridors. Use the official store locator for the current nearest branch, its hours and whether it has a pharmacy counter ("check before visiting").

South Pearl Street Farmers Market, 1400 and 1500 blocks of South Pearl Street, between Iowa and Arkansas Avenues, about 1.0 mi south of the park, a 5 min drive or a 20 min walk. Season 2026: every Sunday from 9:00 AM to 1:00 PM, May 3 through November 8, 2026, with more than 170 local vendors and live music each week. Pets are not permitted inside the market boundaries; task-trained service animals are welcome. The market runs in rain, snow or shine and on holidays, and only cancels in extreme weather (as of 08/2026, source: southpearlstreet.com). Map: [Open in maps](#)

Everyday retail clusters on Old South Pearl Street (wine and specialty market, bakeries, coffee, boutiques, a framing shop and a pediatric dental office all appear in the merchants association's own 2026 directory) and on South Gaylord Street at the park's southwest corner. Denver's local sales tax rate, as published by the South Pearl market organizers for their vendors, is 5.15% (as of 08/2026).

Pharmacies: chain counters (Walgreens, CVS, supermarket pharmacies) sit on the surrounding arterials, typically 1 to 2 mi from the residential core, a 5 to 10 min drive. In addition, AdventHealth Porter operates a full-service public pharmacy on its hospital campus at 2525 South Downing Street, about 1.3 mi south of the park. Confirm current pharmacy hours by phone before a trip, since counter hours are shorter than store hours.

Getting Around

Bus (RTD). The district is framed by several RTD bus corridors: Route 12 (South Downing) along Downing Street on the park's east side, Route 0 (Broadway) on the west, Route 3 (Alameda) to the north and cross-town service on the Louisiana and Evans corridors. Weekday headways on these corridors are typically in the range of every 15 to 30 minutes during the day, with reduced evening and weekend service. RTD adjusts service in scheduled "service change" rounds, so check the official RTD schedule page for the current timetable before planning a commute ("check before visiting").

Rail. The nearest light rail stops are on the Broadway/I-25 corridor: Louisiana-Pearl Station about 1.2 mi from the park (5 min drive, about 20 min walk) and I-25 & Broadway Station about 1.7 mi (6 to 8 min drive), both served by RTD's south-corridor lines with direct trains to Union Station and to the south suburbs. Confirm line letters and frequencies on [rtd-denver.com](https://www.rtd-denver.com), since line assignments have changed in recent service revisions.

Fares. RTD moved to a simplified fare structure with a low base local fare and free travel for riders 19 and under; buy through the official RTD site or the app rather than from third-party listings, and check the current price on [rtd-denver.com](https://www.rtd-denver.com) before travel ("check before visiting").

Driving. Downtown Denver (16th Street / Central Business District) is about 3 mi, roughly 10 to 15 min off-peak and 20 to 25 min in the 7:30 to 9:00 AM peak. The nearest I-25 access is at Downing Street and at South Broadway, both about 1 mi from the park, a 3 to 5 min drive; Denver International Airport is about 26 mi, typically 35 to 45 min. Denver Tech Center via I-25 south is about 8 mi, 15 to 20 min off-peak.

Bikes. Washington Park is one of the most heavily used cycling nodes in the city: the park's paved outer loop is roughly 2.6 mi, one-way for vehicles, with separated pedestrian and wheeled lanes. The Cherry Creek Trail, a grade-separated regional path into downtown, is about 1 mi north of the park and reaches Confluence Park in roughly 20 to 25 min by bike. Denver's own bike-route planner is linked from the city's recreation pages and maps low-stress routes to the Washington Park Recreation Center from anywhere in Denver.

Parks and Leisure

Washington Park itself is the neighborhood's defining amenity: 155 acres with two lakes, Smith Lake and Grasmere Lake, formal flower gardens, large open meadows, tennis courts, a lawn-bowling green and the 2.6-mile perimeter loop used for running, cycling and inline skating. Public park land, no admission charge. The historic Eugene Field House stands at the park's northwest area near Franklin Street. Map: [Open in maps](#)

Washington Park Recreation Center, 701 S. Franklin St., Denver, CO 80209, phone 720-865-3400, inside the park, so 0 to 0.5 mi from most of the district and walkable. Posted hours: Monday to Thursday 6:00 AM to 9:00 PM, Friday 6:00 AM to 8:00 PM, Saturday 8:00 AM to 4:00 PM, Sunday 11:00 AM to 4:00 PM (as of 08/2026, source: denvergov.org). The city classifies it as a Regional Level center and offers free membership for youth and for adults age 60 and over through the MY Denver Card and My Denver Prime programs, plus a free youth meal program. Note: the city posted a pool

closure for roof repairs and resurfacing running into February 2026, with aquatics programs relocated during that period; confirm the pool's current status by phone, since Denver advises calling the facility directly to verify schedules. Map: [Open in maps](#)

Culture nearby. Denver Botanic Gardens, 1007 York Street, is about 2.5 mi north, a 10 min drive. Admission as of 08/2026: adults \$18.25, seniors 65+ and military with ID \$14.50, children 3 to 15 and students with ID \$12, children 2 and under free, members free; the adult and senior prices include a \$2 exhibit fee. Timed entry is required and must be reserved in advance, and public events such as the Summer Concert Series and Blossoms of Light are ticketed separately (source: botanicgardens.org). Map: [Open in maps](#)

Also within a short drive: the Denver Zoo and Denver Museum of Nature and Science in City Park, about 4 mi north, 12 to 15 min; the Denver Art Museum in the Golden Triangle, about 2.5 mi northwest, 10 min; and the antiques and music-venue strip on South Broadway, about 1 mi west. Prices at all of these change seasonally, so book through the institutions' own sites.

Public library. Denver Public Library operates branch locations across south-central Denver; the Eugene Field and Ross-Broadway/Ross-University Hills branches are the closest service points, roughly 1 to 3 mi out. Branch hours differ by location and have been adjusted repeatedly, so check denverlibrary.org for the current schedule ("check before visiting").

Health

Doctor density, honest assessment: the district sits between two significant medical clusters, the AdventHealth Porter campus on South Downing Street to the south and the Broadway/Alameda medical office corridor to the northwest, so primary care, dentistry, pediatrics and physical therapy practices are unusually well represented within a 1 to 2 mi radius, though most practices are booked days to weeks ahead for new patients. Verify any individual provider's license and standing through the official Colorado Department of Regulatory Agencies license lookup rather than a review site.

Nearest hospital. AdventHealth Porter, formerly Porter Adventist Hospital, 2525 South Downing Street, Denver, CO 80210, main number 303-778-1955. The hospital is open 24 hours a day, 7 days a week, and its fully staffed emergency department is open 24/7 for all medical emergencies. The main lobby entrance is open until 7:00 PM daily; after 7:00 PM, entry is through the emergency room walk-in entrance, and visitors under 14 must be escorted by a responsible adult. Free parking is available 24/7 in the covered garage by the main entrance and in adjacent lots. The on-site South Downing Café on the first floor is open 6:30 AM to 7:00 PM Monday to Thursday, 6:30 AM to 4:00 PM Friday, and 7:00 AM to 10:00 AM plus 11:00 AM to 2:00 PM on weekends and holidays (as of 08/2026, source: adventhealth.com). Distance from the park: about 1.3 mi, a 5 min drive. Map: [Open in maps](#)

Nearest pharmacy. AdventHealth Porter states it operates a full-service public pharmacy at the same 2525 South Downing Street campus, about 1.3 mi, 5 min drive; call 303-778-1955 for current counter hours. Retail chain pharmacies on South Broadway and East Alameda Avenue are 1 to 2 mi away, a 5 to 10 min drive; confirm hours on the operator's own store page ("check before visiting").

Emergency numbers. 911 for emergencies. Denver's non-emergency city services line is 311 (720-913-1311 from outside the city).

Eating Out

The range runs from a nationally known sushi house to neighborhood pizza and coffee counters, mostly concentrated on Old South Pearl Street and South Gaylord Street.

Place	Type	Address	Hours / contact (as of 08/2026)	Distance
Sushi Den	Japanese, fish flown in daily, reservations advised	1487 South Pearl St., Denver, CO 80210	Dinner Mon to Thu 5:00 to 9:30 PM, Fri and Sat 4:30 to 10:00 PM, Sun 5:00 to 9:30 PM; lunch Mon to Fri 11:30 AM to 2:00 PM; phone 303-777-0826 (source: sushiden.net)	About 1.0 mi, 5 min
Izakaya Den	Japanese izakaya and global small plates, next door to Sushi Den	Old South Pearl Street, Denver, CO 80210	Phone 303-777-0691; reservations via izakayaden.net, hours differ from Sushi Den, confirm on the restaurant's own site (source: sushiden.net)	About 1.0 mi, 5 min
OTOTO	Casual raw bar and robata-grilled skewers, premium sake list, third of the "Den Corner" trio	Old South Pearl Street, Denver, CO 80210	Phone 303-733-2503; check ototoden.com for current hours (source: sushiden.net)	About 1.0 mi, 5 min
Uno Mas Taqueria	Tacos and Mexican, casual, on the market street	Old South Pearl Street, Denver, CO 80210	Hours vary seasonally, check the restaurant's own site before going; listed 2026 South Pearl merchant	About 1.0 mi, 5 min
Stella's Coffee Haus	Neighborhood coffee house with patio, breakfast and pastries	Old South Pearl Street, Denver, CO 80210	Typically opens early morning and closes late afternoon; confirm current hours with the business ("check before visiting")	About 1.0 mi, 5 min
Duffeyroll Cafe	Denver-founded cinnamon-roll bakery and cafe	South Pearl Street area, Denver, CO 80210	Bakery hours vary by day, confirm with the business	About 1.0 mi, 5 min

Map links: Sushi Den: [Open in maps](#) Izakaya Den: [Open in maps](#) Old South Pearl Street dining district: [Open in maps](#)

Note on hours: restaurant hours in this district change with the season and with staffing. Only the Sushi Den times above were taken from the operator's own published page; treat the rest as indicative and verify with the business on the day of the visit.

Sources

All URLs below were opened and read on 08/22/2026. Prices, hours and phone numbers in this dossier were taken from these pages on that date.

Schools and district

- Steele Elementary School (Denver Public Schools): steele.dpsk12.org
- Denver South High School, School Information (address, phone, attendance line): [denversouth.dpsk12.org/...](https://denversouth.dpsk12.org/)
- Merrill Middle School, main office directory: [merrill.dpsk12.org/...](https://merrill.dpsk12.org/)
- Denver Public Schools district site and school finder: dpsk12.org
- Colorado Shines licensed childcare search (Colorado Department of Early Childhood): coloradoshines.com

Parks, recreation and culture

- Washington Park Recreation Center, City and County of Denver (hours, phone, address, MY Denver programs, pool closure notice): [denvergov.org/...](https://denvergov.org/)
- Washington Park capital projects, City and County of Denver: [denvergov.org/...](https://denvergov.org/)
- Denver Botanic Gardens, Tickets and Log In (2026 admission prices, timed entry): [botanicgardens.org/...](https://botanicgardens.org/)
- Denver Public Library, locations and hours: [denverlibrary.org/...](https://denverlibrary.org/)

Groceries and daily needs

- South Pearl Street Farmers Market, official page (2026 dates, hours, location, vendor count, pet policy, tax rate): [southpearlstreet.com/...](https://southpearlstreet.com/)
- South Pearl Street merchant directory: [southpearlstreet.com/...](https://southpearlstreet.com/)
- Whole Foods Market store finder (Washington Park store, 1111 S. Washington St.): [wholefoodsmarket.com/...](https://wholefoodsmarket.com/)
- King Soopers store and pharmacy locator, Denver: [kingsoopers.com/...](https://kingsoopers.com/)

Transit and driving

- RTD schedules portal: [app.rtd-denver.com/...](https://app.rtd-denver.com/)
- RTD Route 12 (South Downing) schedule: [app.rtd-denver.com/...](https://app.rtd-denver.com/)
- RTD Route 12 route map PDF: [app.rtd-denver.com/...](https://app.rtd-denver.com/)
- RTD service change notices: [rtd-denver.com/...](https://rtd-denver.com/)
- RTD main site, fares and trip planner: rtd-denver.com

Health

- AdventHealth Porter, Our Location (address, phone, 24/7 emergency department, visiting hours, parking, on-site pharmacy, cafeteria hours): [adventhealth.com/...](https://adventhealth.com/)
- AdventHealth Porter, find a doctor: [adventhealth.com/...](https://adventhealth.com/)
- Colorado Department of Regulatory Agencies license lookup: [apps.colorado.gov/...](https://apps.colorado.gov/)

Eating out

- Sushi Den, Location page (address, phone, dine-in and takeout hours, Den Corner restaurants and their phone numbers): [sushiden.net/...](https://sushiden.net/)
- Izakaya Den: izakayaden.net
- OTOTO: ototoden.com

Where an official current figure could not be retrieved on 08/22/2026, this dossier gives a range and the official link instead of an exact-looking third-party number. Verify hours, fares and prices with the operator before relying on them.

Created with typeatrip. All details were checked online by the AI at the time of creation, opening hours and prices can change, please confirm briefly before booking.