

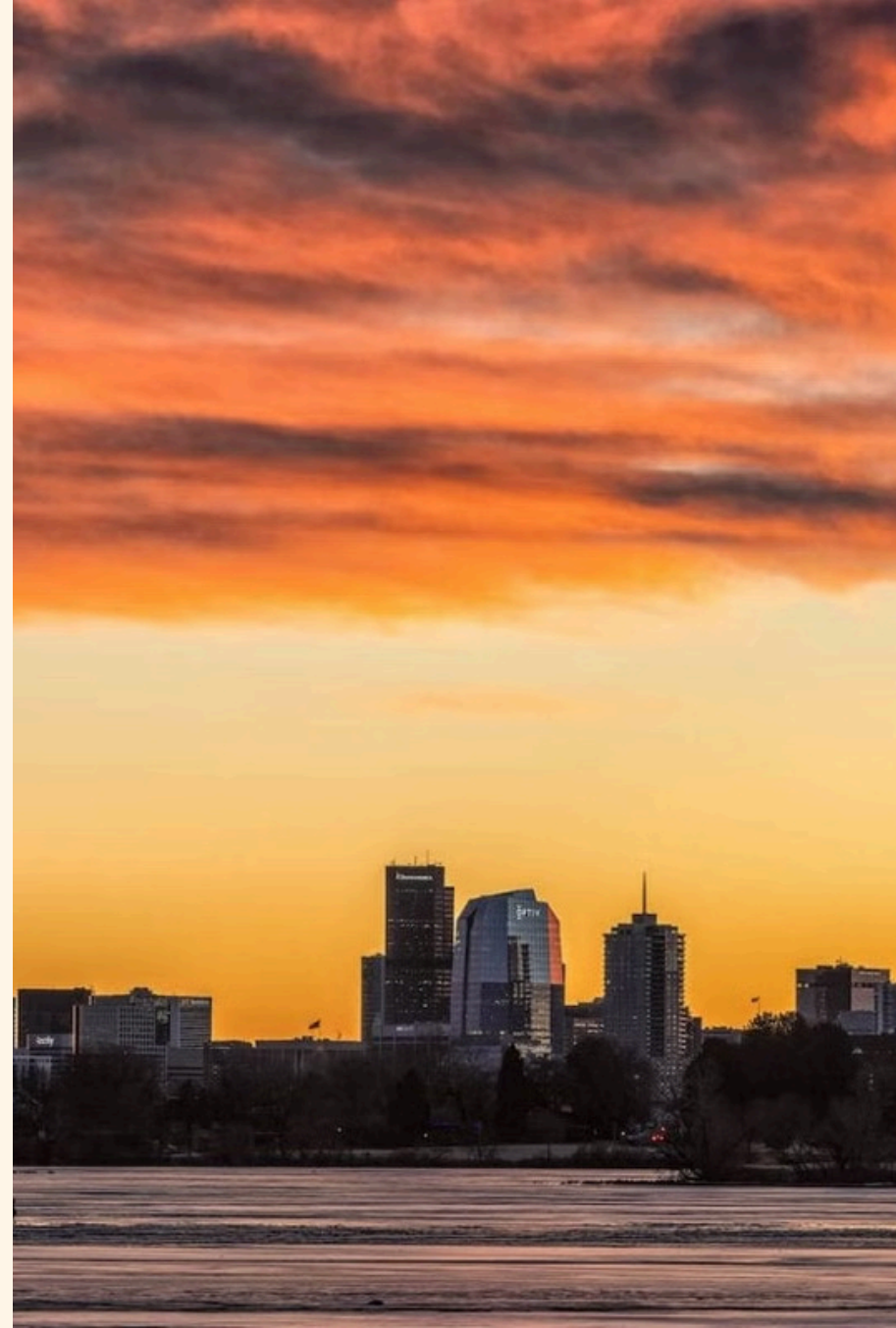


Sloan's Lake Neighborhood Guide

Explore Denver's Lakeside Gem – Where Outdoor Living Meets City Energy

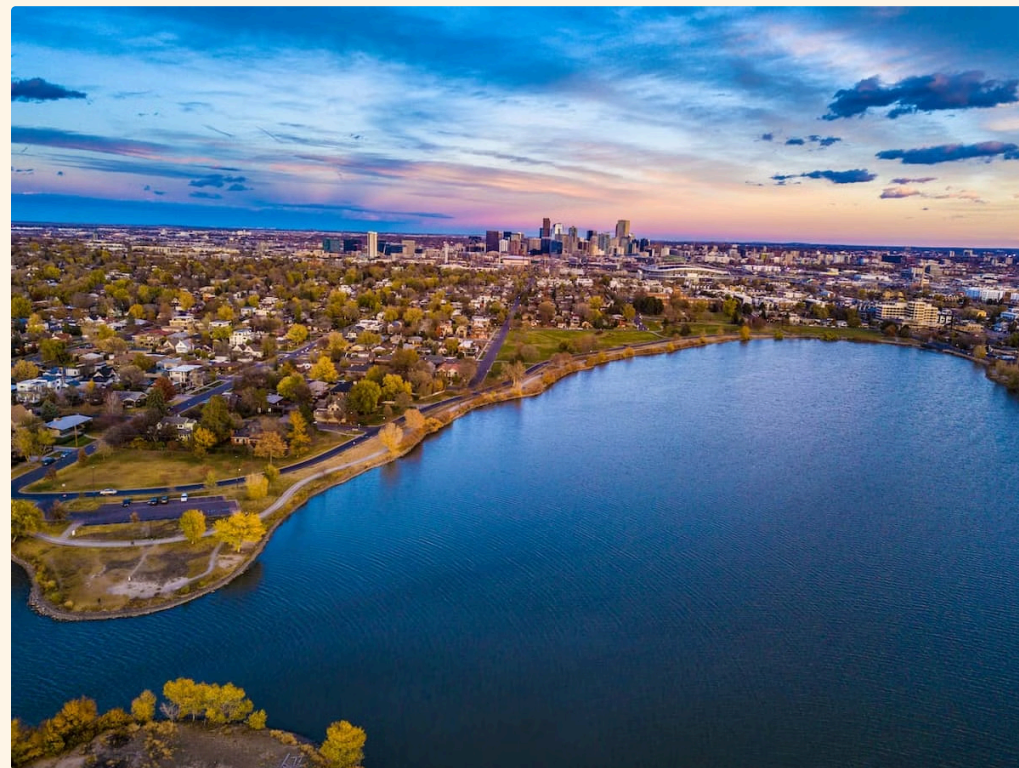


by Andrew Vascassenno - Living in Colorado



Welcome to Sloan's Lake

Sloan's Lake is one of Denver's most unique and desirable neighborhoods. It's the **only place in the city where you can live next to a lake and still be just 10 minutes from downtown**. With tree-lined streets, a 290-acre park, paddleboard-friendly waters, breweries, brunch spots, and a tight-knit community, it's a lifestyle all its own.





About the Lake & Park



290 acres

of green space and water



2.6-mile trail

for biking, running, and walking



Boating & Paddleboarding

allowed (one of the few lakes in the city where that's possible)



Wildlife spotting

pelicans, geese, turtles, and more



Recreation

Tennis courts, playgrounds, open fields, and picnic spots

At the heart of the neighborhood is **Sloan's Lake Park**, Denver's **second-largest park** and one of its most beloved outdoor spaces.



Pro Tip: Catch the **sunset over the lake with mountain views**—it's a local favorite.



Local Restaurants, Cafés & Breweries


Foodie Favorites

- The Patio at Sloan's – Casual lakeside dining with burgers, beers, and great people-watching
- ChoLon – Upscale, modern Southeast Asian cuisine with bold flavors and an elevated vibe (pro tip: get the French onion soup dumplings!)
- Stoney's Bar & Grill - A lively new sports bar in the neighborhood with TVs everywhere, great bar food, and a fun local crowd
- Café Zuri – European-style café with espresso drinks and pastries
- Petunia Bakeshop – Known for its beautiful (and delicious) cakes and croissants
- Rise & Shine Biscuit Kitchen – Southern-style biscuits that locals rave about



Breweries & Bars

- Odell Brewing Sloan's Lake Brewhouse – Big patio, great beer selection, family- and dog-friendly
- Joyride Brewing Co. (in nearby Edgewater) – Rooftop views of the lake and Denver skyline
- Hogshead Brewery – English-style ales served from traditional casks
- Barquentine Brewing Co. – Inside Edgewater Public Market, specializes in Belgian-style beers

 **Local Hack:** Many breweries offer community events like trivia nights, yoga classes, and live music.



Annual & Monthly Events

Colorado Dragon Boat Festival (July)

One of Denver's largest cultural events, featuring boat races, music, dance, and tons of food vendors. Held right on Sloan's Lake.

1

Independence Eve Fireworks

Locals often gather at Sloan's to catch the fireworks over downtown

3

Sunset Yoga in the Park

Community-led classes when the weather's warm

5

Flamingo Day 5K (June)

A quirky neighborhood run with lawn flamingos, costumes, and lots of community spirit

2

Farmer's Market at Sloan's Lake (Summer Sundays)

Local produce, food trucks, live music

4

Movie Nights on the Lawn

Occasional outdoor movie screenings in the park

6



Pro Tip: Events here are community-driven and family-friendly—you'll often see picnics, yard games, and dogs everywhere.



The Vibe & Community Feel



Walkable & bikeable



Dog-friendly everything

you'll see water bowls outside many businesses



Relaxed but active vibe

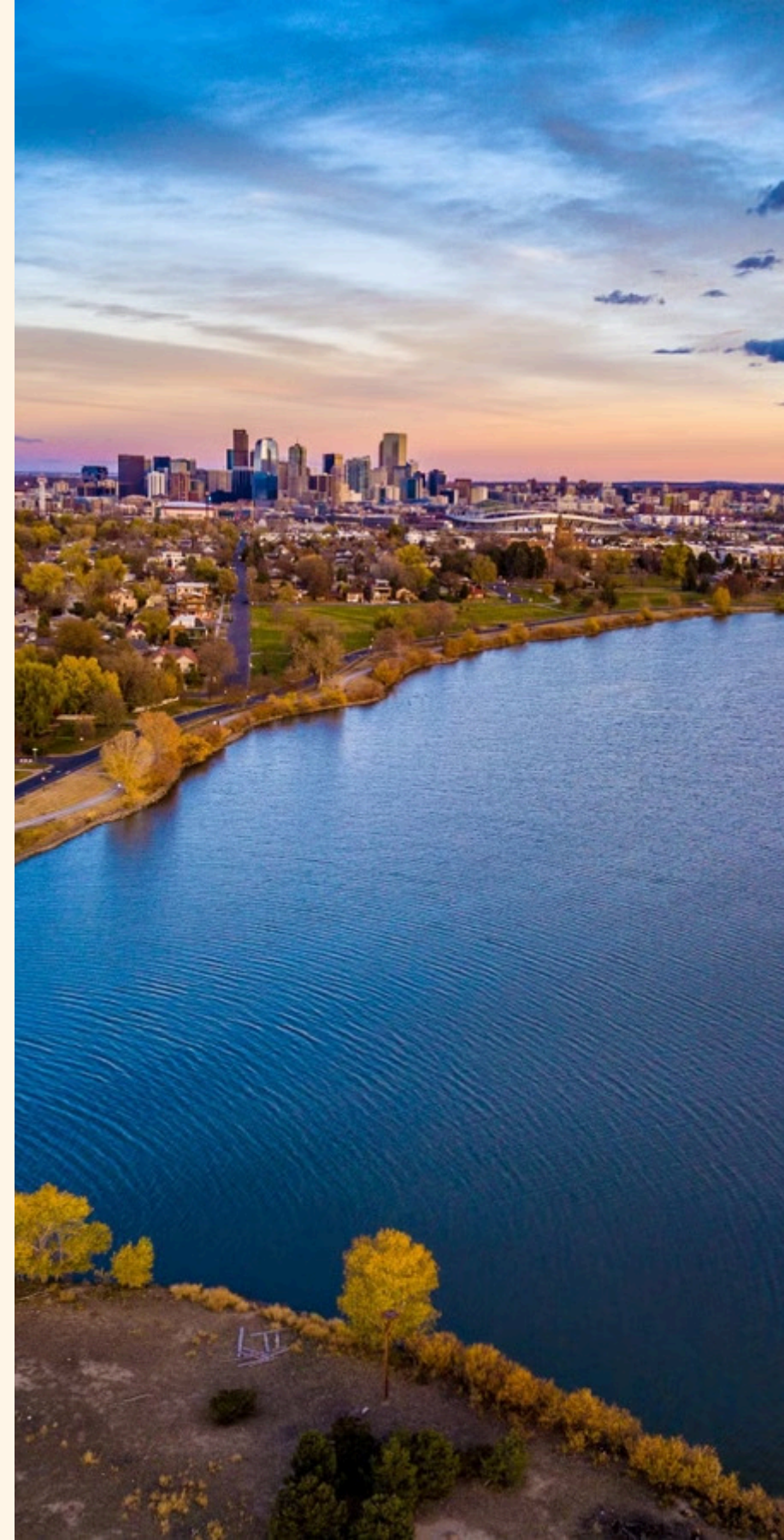
expect to see joggers, cyclists, and paddleboarders daily



Community-focused

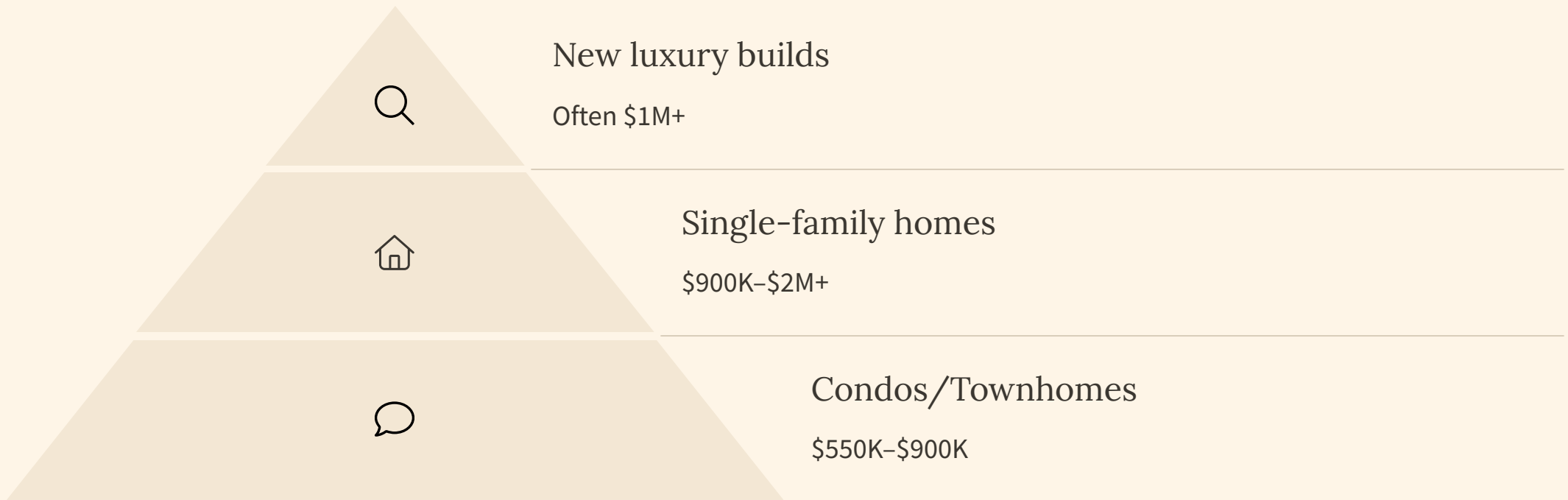
with strong neighborhood pride

Sloan's Lake strikes a balance between **urban and relaxed living**. It's where **outdoor enthusiasts, young professionals, and growing families** coexist. The neighborhood has seen major growth and investment in recent years, especially around the **St. Anthony's redevelopment area**, which added new apartments, restaurants, and green space.





Real Estate in Sloan's Lake



The Sloan's Lake housing market is **competitive and desirable**, with a mix of old and new.

Home Styles

- Classic bungalows & Tudors (built mid-1900s)
- Modern townhomes & duplexes
- New luxury builds with rooftop decks
- Apartments & condos near the lake or redevelopment zones

Pro Tip: The **closer you are to the lake**, the steeper the price—but also the higher resale value.

Getting Around

10

Minutes to Downtown

Quick access to Denver's city center

2

Major Highways

Easy access to I-25 and 6th Avenue

1

Light Rail Line

RTD W Line nearby

Bike-friendly with easy access to the **Lakewood Gulch Trail**

Walk Score: Moderate **Bike Score:** High **Car needed?** Not mandatory, but helpful for errands and winter weather.





Schools Nearby



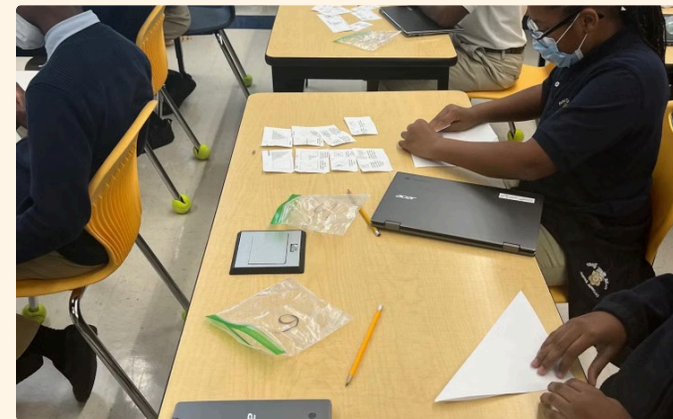
Brown International Academy

A well-rated elementary option with an international focus




North High School

Historic Denver high school with growing community involvement



Charter & Private Options

Several charter and private school options within a short drive

 **Pro Tip:** Denver has **open enrollment**, so you're not locked into your neighborhood school—great flexibility for families.



Pros & Cons of Living in Sloan's Lake

Pros:

- 1 Waterfront Views & Outdoor Living
- 2 Trendy Restaurants & Breweries
- 3 Close to Downtown
(10 min drive)
- 4 Increasing Home Values
(Great Investment)

Cons:

- 1 Higher Home Prices
- 2 Traffic & Parking Issues During Summer Events
- 3 New Development Changing the Historic Feel



A Little History

1860s Origins

Sloan's Lake started as a small watering hole and was unintentionally expanded when farmer Thomas Sloan tapped into an underground aquifer

Manhattan Beach Era

Once home to an amusement park that drew visitors from across the region

Streetcar Suburb

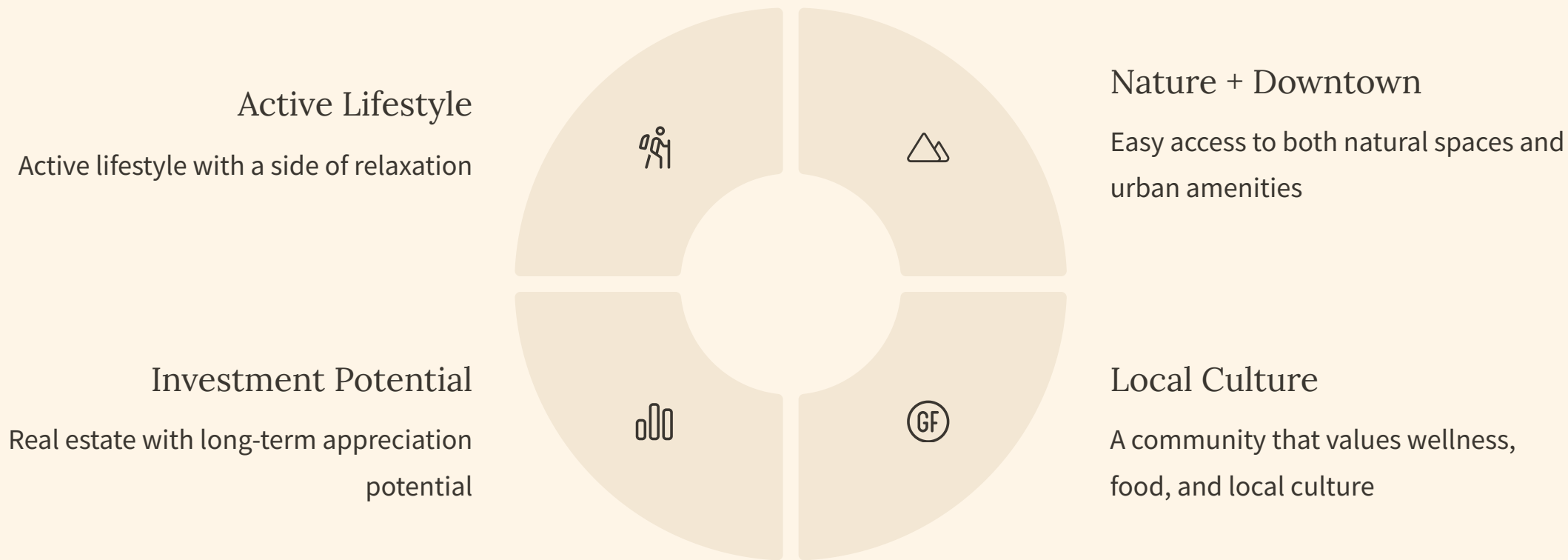
Was a streetcar suburb in the early 1900s as Denver expanded westward

Modern Evolution

Today, it's one of Denver's most rapidly evolving and desirable neighborhoods



Is Sloan's Lake Right for You?



Choose Sloan's Lake if you're looking for these qualities in your next neighborhood.