



Washington Park Neighborhood Guide

*The Ultimate Resource for Exploring or Moving to Denver's Most Iconic
Neighborhood*



by Andrew Vascassenno - Living in Colorado





Welcome to Wash Park

Washington Park—known by locals as *Wash Park*—is one of Denver's most beloved neighborhoods. With its sprawling green space, tree-lined streets, historic homes, and relaxed, upscale vibe, it's easy to see why it consistently ranks as one of the **top places to live, walk, and play** in the city.

Whether you're looking to **relocate** or just planning a visit, this guide will give you everything you need to experience the best of Wash Park like a local.



The Park: The Heart of the Neighborhood

Park Features

Wash Park itself is a **160-acre oasis** in the city, and the heartbeat of the neighborhood.

Fitness Options

2.6-mile crushed gravel running/walking loop

Sports Facilities

Tennis and volleyball courts, fitness bootcamps, and yoga on the lawn

Water Activities


Two lakes (Grasmere & Smith) perfect for paddleboarding and pedal boats

Relaxation Areas

Lush gardens, shady picnic spots, and open fields

Seasonal Activities

Winter activities like sledding and snowshoeing

 **Local Hack:** Early mornings are peaceful and uncrowded. You'll see joggers, dog walkers, and stroller groups enjoying the park before the rush.



More Things to Do at Wash Park



Family Fun

Two spacious playgrounds including the Rose Garden Children's Playground designed especially for the little ones.



Picnic Perfect

Scattered picnic tables under shady trees provide ideal spots for outdoor meals.



Stunning Gardens

Vibrant flower displays and peaceful memorial statues create perfect photo opportunities.



Recreation Center

Year-round fitness with lap pool, pickleball courts, gymnasium, and weight rooms.

Best Places to Eat & Drink

Wash Perk

A neighborhood favorite coffee shop with a cozy, dog-friendly patio

Lucile's Creole Café

Southern comfort food for breakfast or brunch, served in a historic house

Homegrown Tap & Dough

Thin-crust pizza, pasta, and a killer beer selection

Bon Ami

Quaint French café with excellent pastries and omelets

Blackbird Public House

Elevated pub fare with a great cocktail list

 **Nearby:** Old South Gaylord Street is packed with additional restaurants, boutiques, and seasonal events just a few blocks east.



Real Estate in Wash Park

Neighborhood Character


Wash Park is known for its **beautiful homes, historic architecture, and competitive real estate market.**

Home Styles You'll Find:

- Denver Squares
- Bungalows
- Tudor-style homes
- Modern luxury builds with rooftop decks
- Townhomes and duplexes (limited, but growing)

Price Ranges:

- Entry-level homes typically start around **\$900K–\$1.2M**
- Fully renovated or new builds range from **\$2M–\$4M+**

 **East Wash Park** is quieter and more residential, while **West Wash Park** offers closer access to bars, restaurants, and the I-25 corridor.



Local Shops & Boutiques



Wish Gifts

Fun and quirky home goods, gifts, and holiday décor



The Ruffly Rose

A boutique florist with one-of-a-kind gifts



Devotchka


Women's clothing with a modern boho flair



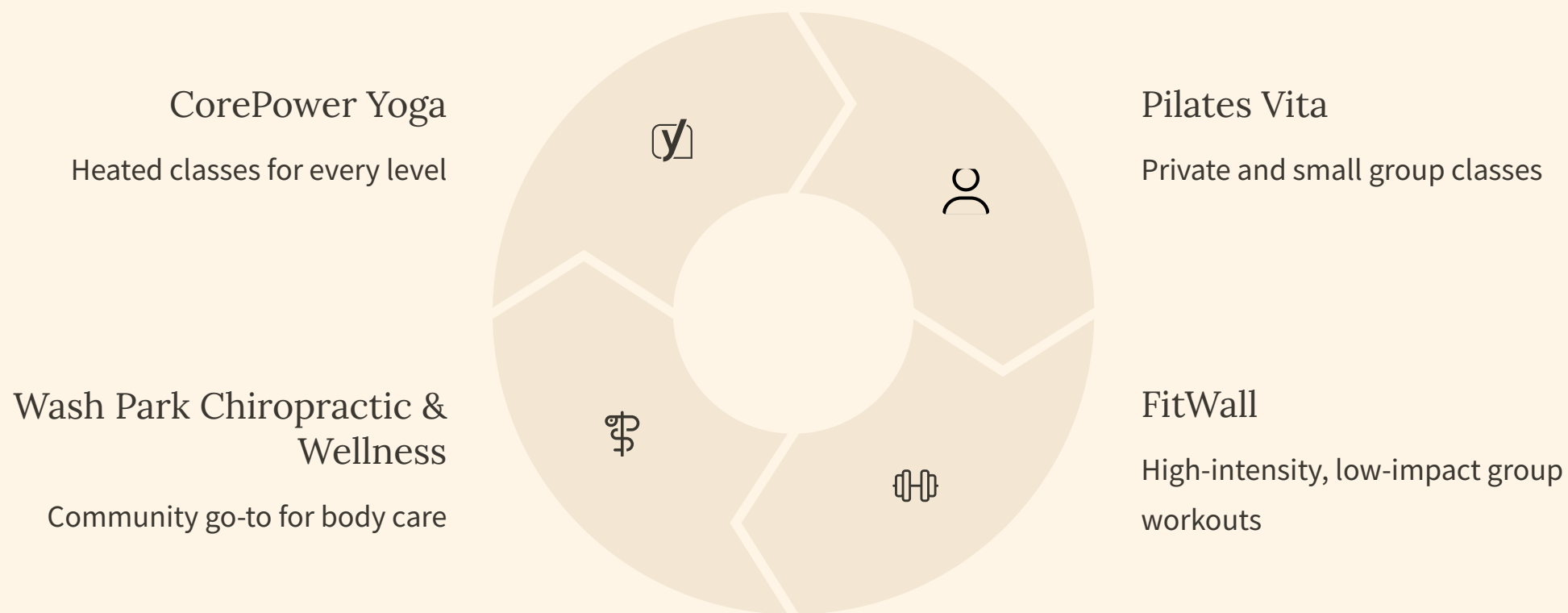
Plum Sage Flowers

Beautiful arrangements for any occasion

Just steps away from the park is **Old South Gaylord Street**, a charming stretch of independent boutiques and local businesses.


 **Pro Tip:** Gaylord Street hosts several **block parties, art walks, and sidewalk sales** throughout the year.

Health, Fitness & Wellness



Wash Park residents love to stay active—and it shows.

The neighborhood also offers dozens of **outdoor bootcamps, HIIT classes, and run clubs** year-round.

 **Local Hack:** Join a Sunday morning run group or paddleboard crew to meet people and stay active.



Events & Activities



Furry Scurry

Largest annual pet gathering in Denver



Old South Gaylord Street Festival (Spring & Summer)

Live music, food, and local vendors



International Church of Cannabis

A church dedicated to the "sacred flower"



Ongoing/Seasonal Activities

Community **volleyball leagues**, **bootcamps**, and **yoga in the park**

Outdoor concerts, **movie nights**, and local meetups

Farmers markets and pop-up events in nearby neighborhoods



Visiting Wash Park: What to Know



Parking

Free and generally easy during weekdays; weekends fill up fast



Public Restrooms

Located at the boathouse and recreation areas



Best Time to Visit

Spring and fall for ideal weather and fewer crowds



Rentals

Paddleboats, canoes, and bikes available at the boathouse



Pet Info

Dogs must be leashed in the park, but there's tons of space to explore

Just coming to check out the neighborhood? Here's what you should know:



Pro Tip: Pack a picnic, rent a paddleboat, and grab a cold brew from Wash Perk for the ultimate Saturday in Wash Park.



A Bit of History



Origins

Washington Park dates back to the **late 1800s**, designed by landscape architect **Reinhard Schuetze**, who also helped shape City Park and Cheesman Park.



Development

Originally farmland, developed into one of Denver's first "streetcar suburbs"



Features

Known for its **landscaped flower gardens, tree canopies,** and romantic lakes



Architecture

The neighborhood saw a boom in the early 1900s and still preserves much of its historic architecture today



Getting Around

10

Minutes to Downtown

Quick drive to downtown Denver

2

Major Highways

Quick access to I-25 & 6th Avenue

100%

Walkability Score

Walkable and bikeable—perfect for
car-light living

RTD Light Rail stations nearby (Louisiana–Pearl is closest)



Schools



Top schools in or near the Wash Park neighborhood:

- **Steele Elementary School** – Highly rated public school right in the neighborhood
- **South High School** – Historic and respected, just north of the park
- Several **charter, Montessori, and private school options** within 10–15 minutes



Is Wash Park Right for You?

You'll love Wash Park if you're looking for:

- Upscale, residential living with a true neighborhood feel
- Daily access to Denver's most beautiful park
- A strong sense of community and walkability
- Long-term real estate value and historic charm

It might not be for you if:

- You're looking for affordability or low-maintenance living
- You want a fast-paced, nightlife-heavy neighborhood
- You need apartment or condo-style living (limited availability here)