

RETAIL SPACE FOR LEASE • 10TH & CHEROKEE

# *the* PARSON

GOLDEN TRIANGLE  
DENVER, CO.

**DEENA ZIMMERMAN**

*Baum Realty*

312.858.3897

deena@baumrealty.com

**PETER O'BRYAN**

*SVN Denver*

720.696.0621

peter.obryan@svn.com

**SVN DENVER COMMERCIAL**

414 14th Street, Suite 100

Denver CO 80202

303.632.8784

*Deena Zimmerman, licensed broker in Illinois, collaborating with Peter O'Bryan, licensed broker in Colorado.*



RETAIL SPACE FOR LEASE AT THE PARSON

# GOLDEN OPPORTUNITY

New construction retail space available for lease at The Parson, a 309-unit luxury apartment tower in Denver's Golden Triangle.

Explosive area growth, with **nearly 2,700 luxury residential units** recently delivered or underway within three blocks including the adjacent 302-unit Parq on Speer.

Projected residential **population growth of 93.8% within a quarter-mile** by 2028.

Positioned at the corner of 10th & Bannock, halfway between Downtown Denver and Cherry Creek, the space features modern architecture, expansive windows for natural light and high visibility, and easy access to Cherry Creek Trail, public transit, and major highways.





AVAILABLE SPACE

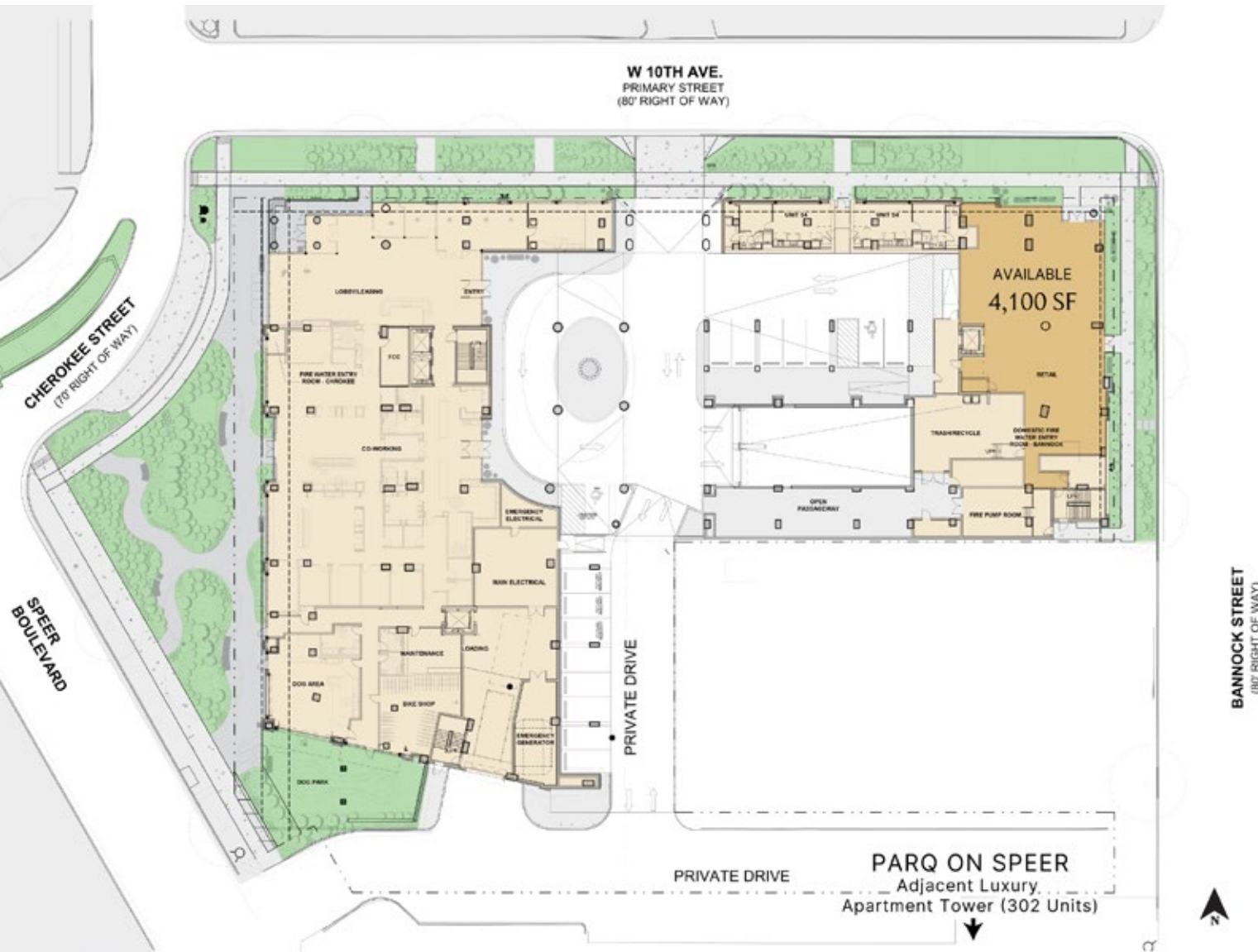
# 4,100 SF

Ideal for an all-day café, specialty grocer, gourmet market, or wine bar, with a built-in customer base from surrounding luxury residences.

Light-filled commercial space with modern architecture and expansive windows.

Golden Triangle location near cultural destinations like the Denver Art Museum, History Colorado Center, and Civic Center Park driving consistent foot traffic from locals and visitors.

*Please contact brokers for rates.*

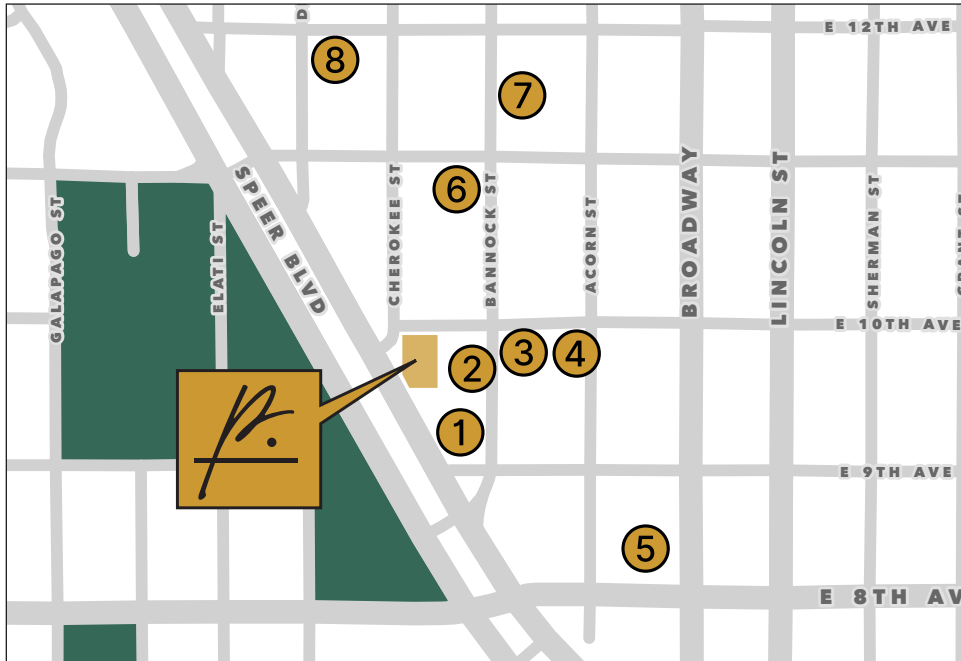




# EXPLOSIVE GROWTH

Residential development near The Parson in Denver's Golden Triangle is rapidly accelerating, with several high-rise multifamily projects delivering a combined **2,692 luxury units** recently or in the near future.

The area is projected to see **11.3% residential growth within a two-mile radius of The Parson by 2029**, creating a built-in customer base and expanding opportunity for retail, dining, and service-oriented businesses.



**The Parson**  
*10th & Cherokee*  
309 Units | 17-Stories | Under Construction



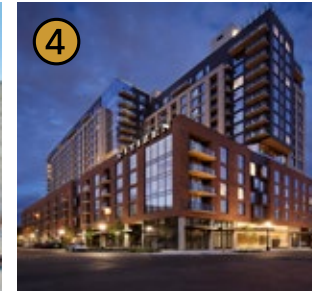
**Parq on Speer**  
*909 N Bannock Street*  
302 Units | 16-Stories | Delivered 2019



**akin Golden Triangle**  
*955 N Bannock Street*  
98 Units | 12-Stories | Delivered 2024



**Kindred**  
*180 W. 10th Avenue*  
224 Units | 14-Stories | Delivered 2024



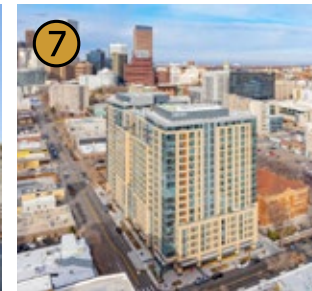
**Citizen W10**  
*140 W. 10th Avenue*  
393 Units | 17-Stories | Delivered 2022



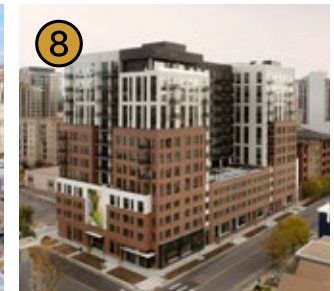
**AMLI Golden Triangle**  
*801 Broadway*  
373 Units | 16-Stories | Delivery Q1/Q2 2026



**Modera Golden Triangle**  
*1025 Bannock Street*  
323 units | 8-Stories | Delivered 2024



**Dryden**  
*1140 Bannock Street*  
420 Units | 19-Stories | Delivered 2024



**Patten Gray**  
*1158 Delaware Street*  
250 Units | 13-Stories | Delivered 2024

RETAIL SPACE FOR LEASE AT THE PARSON

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# GOLDEN TRIANGLE

Denver's Golden Triangle is a walkable, culture-rich neighborhood just south of downtown, known for its blend of modern living and iconic institutions like the Denver Art Museum and Civic Center Park.

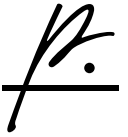
The area is experiencing rapid residential and commercial growth, with new high-rises, boutique retail, and dining destinations attracting professionals, creatives, and visitors alike.



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FOR MORE INFORMATION CONTACT

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