



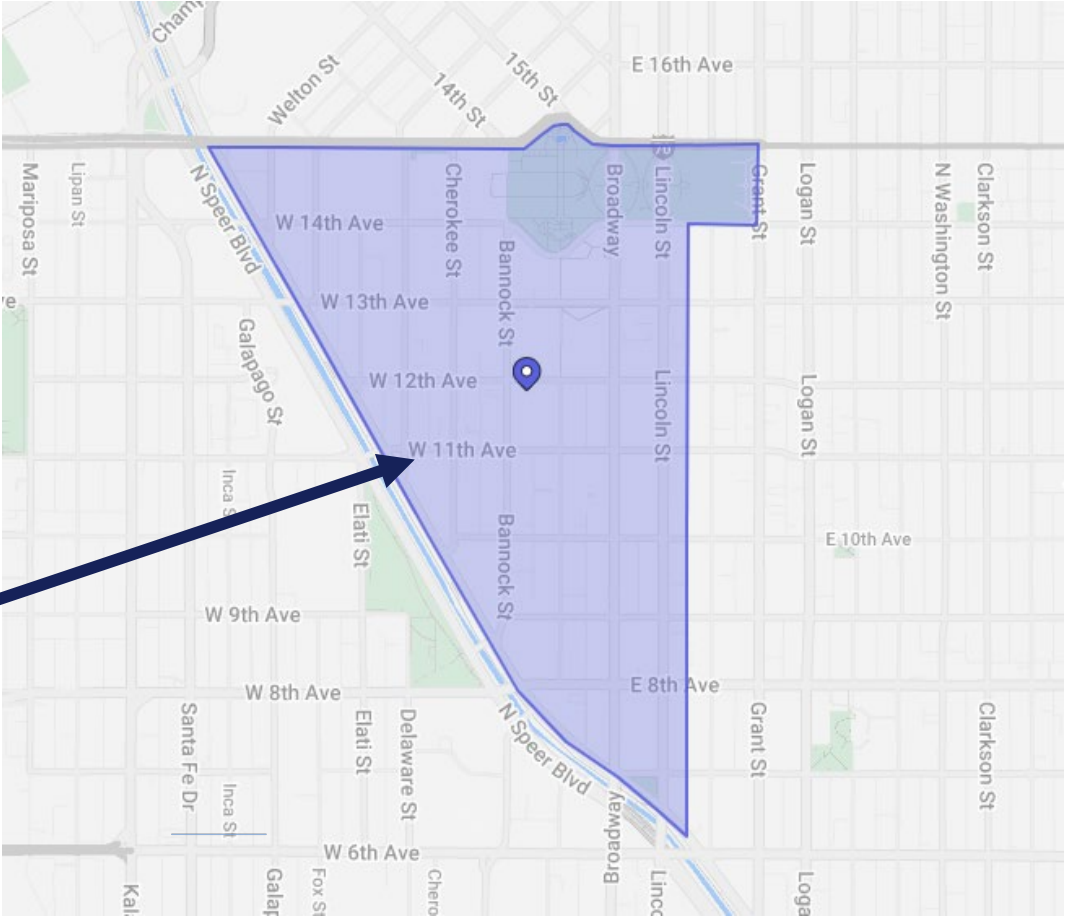
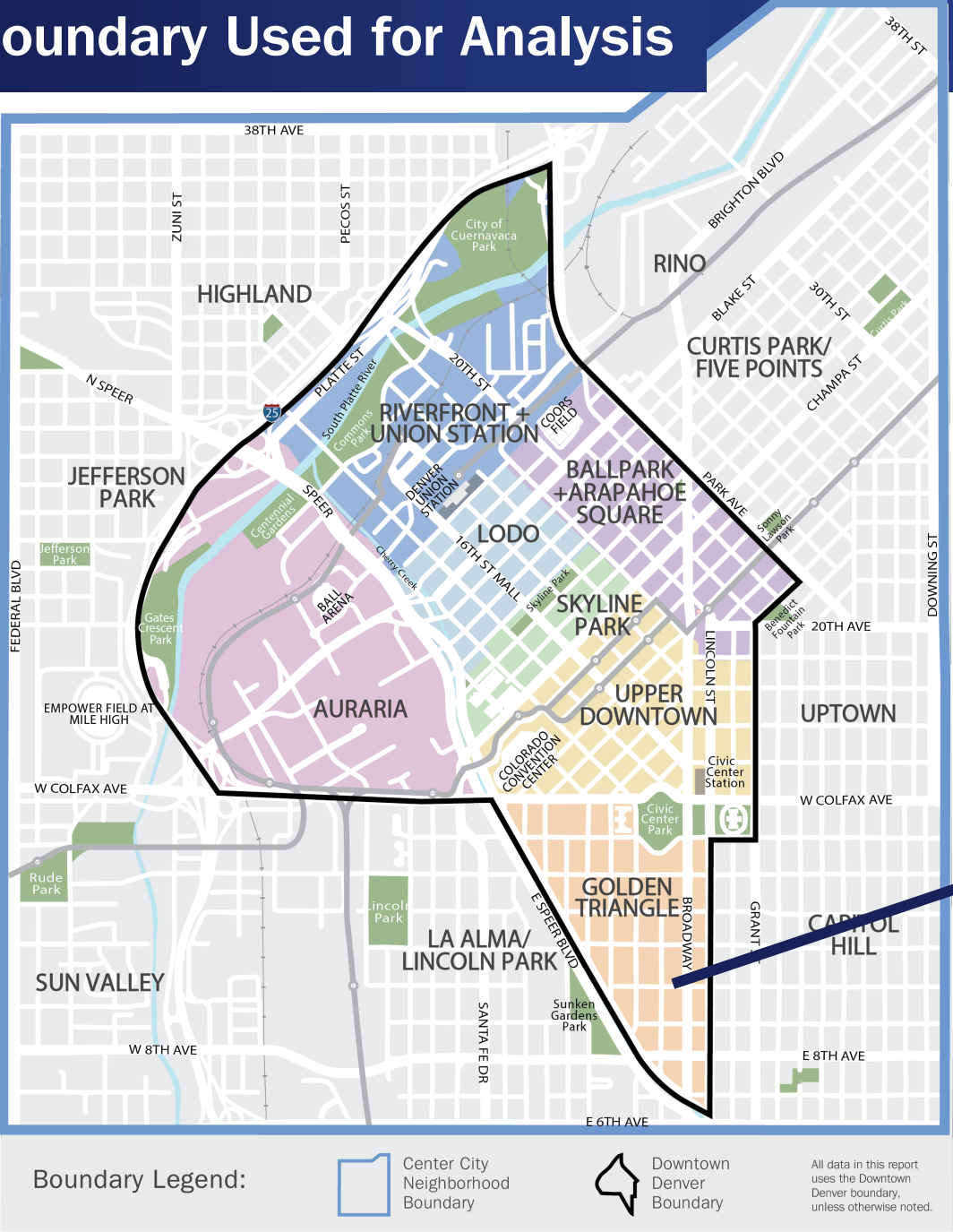
Downtown  
Denver  
Partnership

## Demographic & Development Profile of Golden Triangle

March 24, 2024

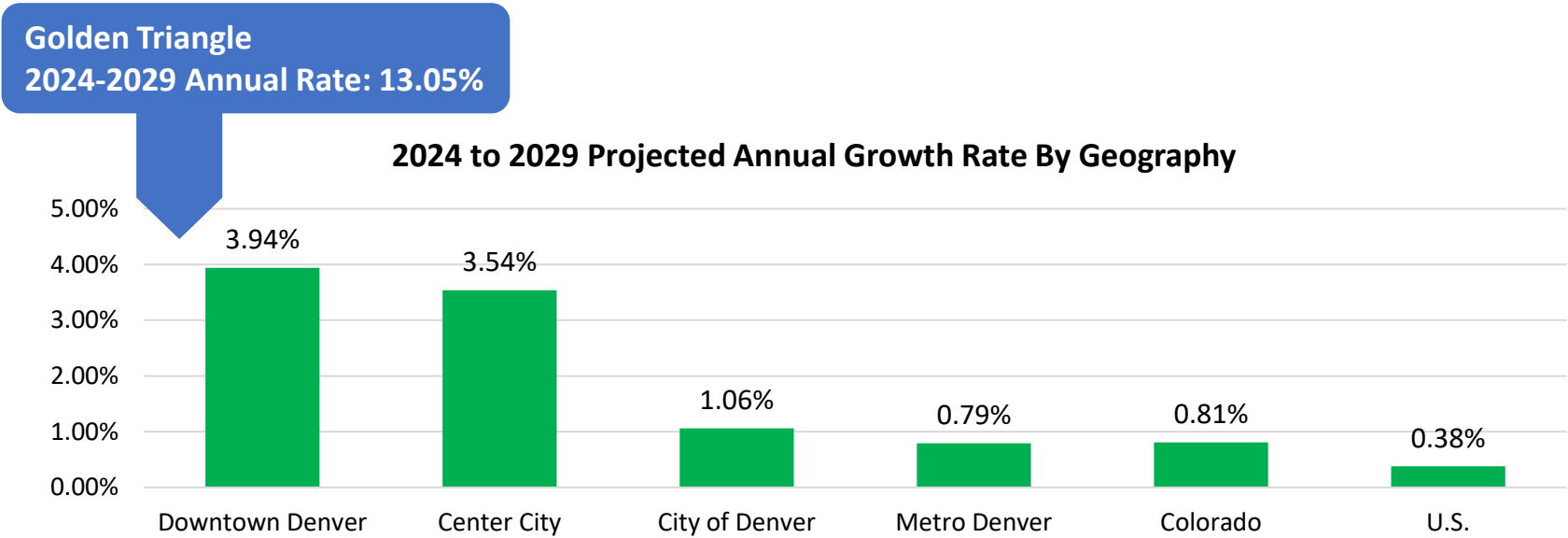
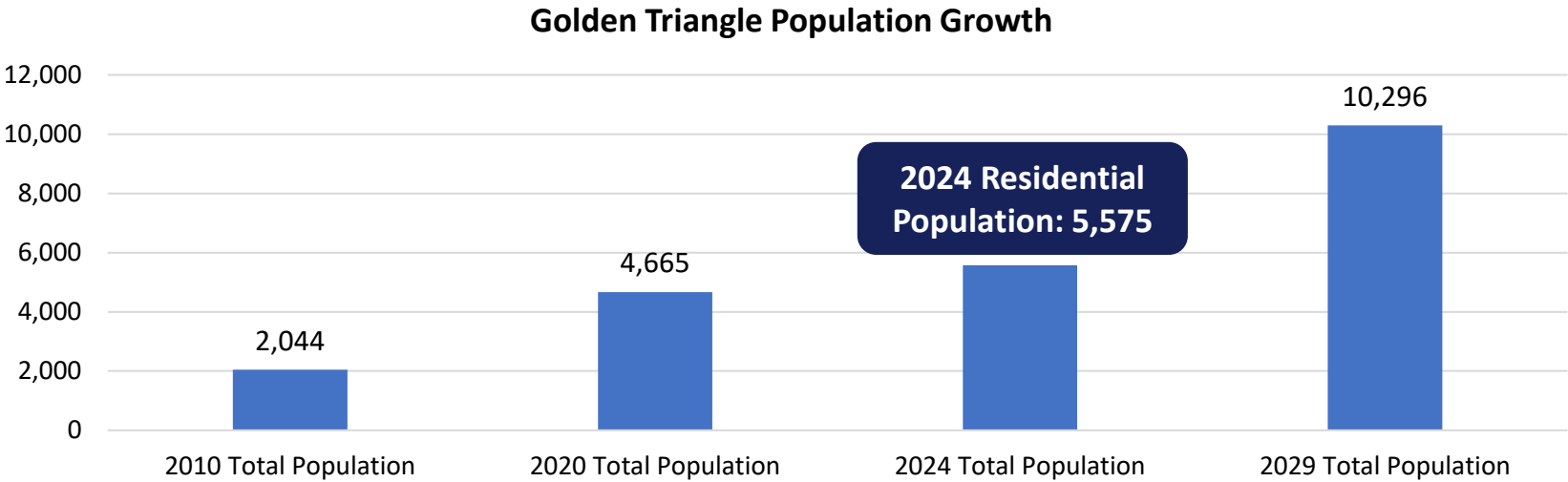


# Boundary Used for Analysis



# Population Growth & Daytime Population

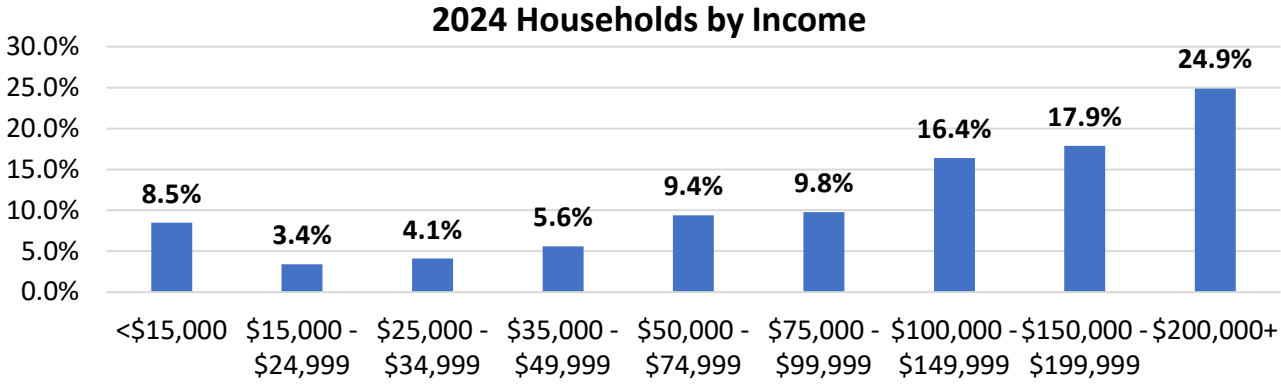
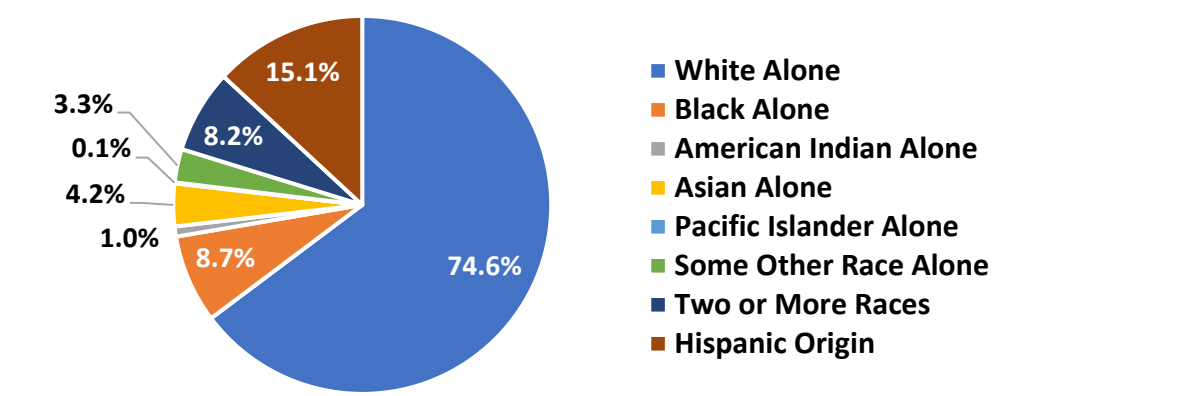
2024 Total Daytime Population	18,775
Workers	17,259
Residents	1,516



# Golden Triangle Resident Demographics

Trends: 2024-2029 Annual Rate	Golden Triangle	State	National
Population	13.1%	0.8%	0.4%
Households	14.5%	1.0%	0.6%
Families	15.0%	0.9%	0.6%
Owner HHs	0.00%	1.3%	1.0%
Median Household Income	-0.2%	3.0%	3.0%

2024 Summary	Golden Triangle
Population	5,575
Households	3,096
Families	673
Average Household Size	1.55
Owner Occupied Housing Units	421
Renter Occupied Housing Units	2,675
Median Age	34.1
Families & Households	
2024 Households	3,096
2024 Average Household Size	1.55
2024 Families	673
2024 Average Family Size	2.33
2029 Families	1,350
2029 Average Family Size	2.33
2024-2029 Annual Rate	14.94%
2024 Population by Sex	
Males	3,369
Females	2,206



2024	Golden Triangle	Downtown
Average Household Income	\$161,999	\$158,234
Median Household Income	\$123,608	\$113,781
Per Capita Income	\$90,828	\$99,194

Source: U.S. Census, Esri, Esri-Data Axle, Esri-U.S. BLS, ACS

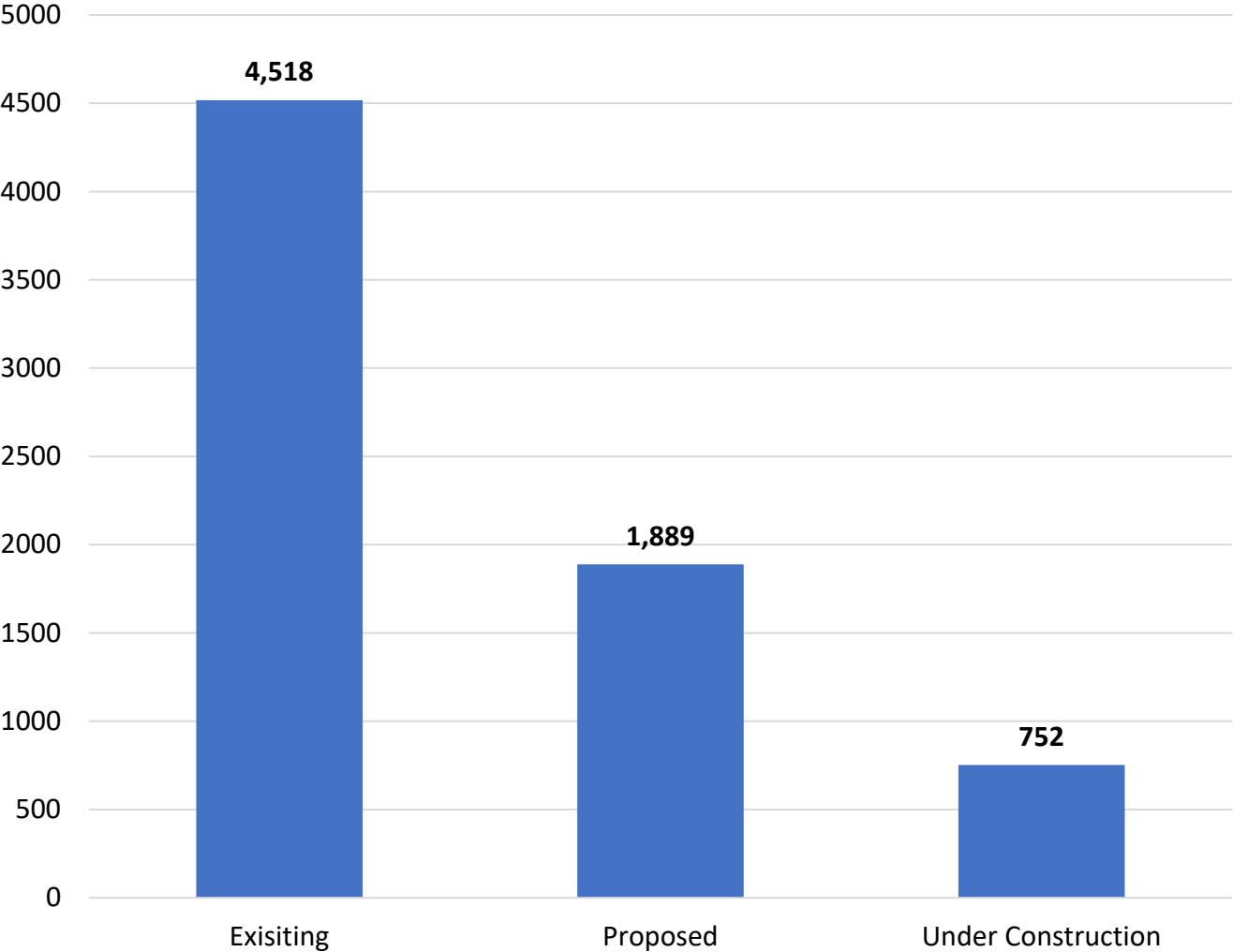
Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

# 2024 Residential Development

Multi-family Units in Golden Triangle



Multi-family Units Delivered in 2024: 1,217

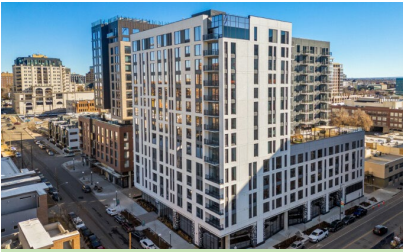
Multi-family Units Anticipated to Deliver in 2025: 1,074

Multi-family Units Anticipated to Deliver in 2026: 1,427



# Golden Triangle Residential Development: Projects

## Multi-family Projects Completed in 2024



Kindred: 224 units



Modera Golden Triangle: 323 units

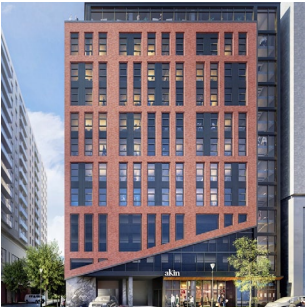


The Dryden + Evans West  
Redevelopment: 420 units



Patten Gray: 250 units

## Multi-family Projects Currently Under Construction Spring 2025



Akin Golden  
Triangle: 98 units



Sports Castle Lofts: 284 units



The Finch: 370 units

## Multi-family Projects Final Planning/Proposed



AMLI Golden Triangle: 366  
units



Parq II: 311 units



Evans East: 287 units



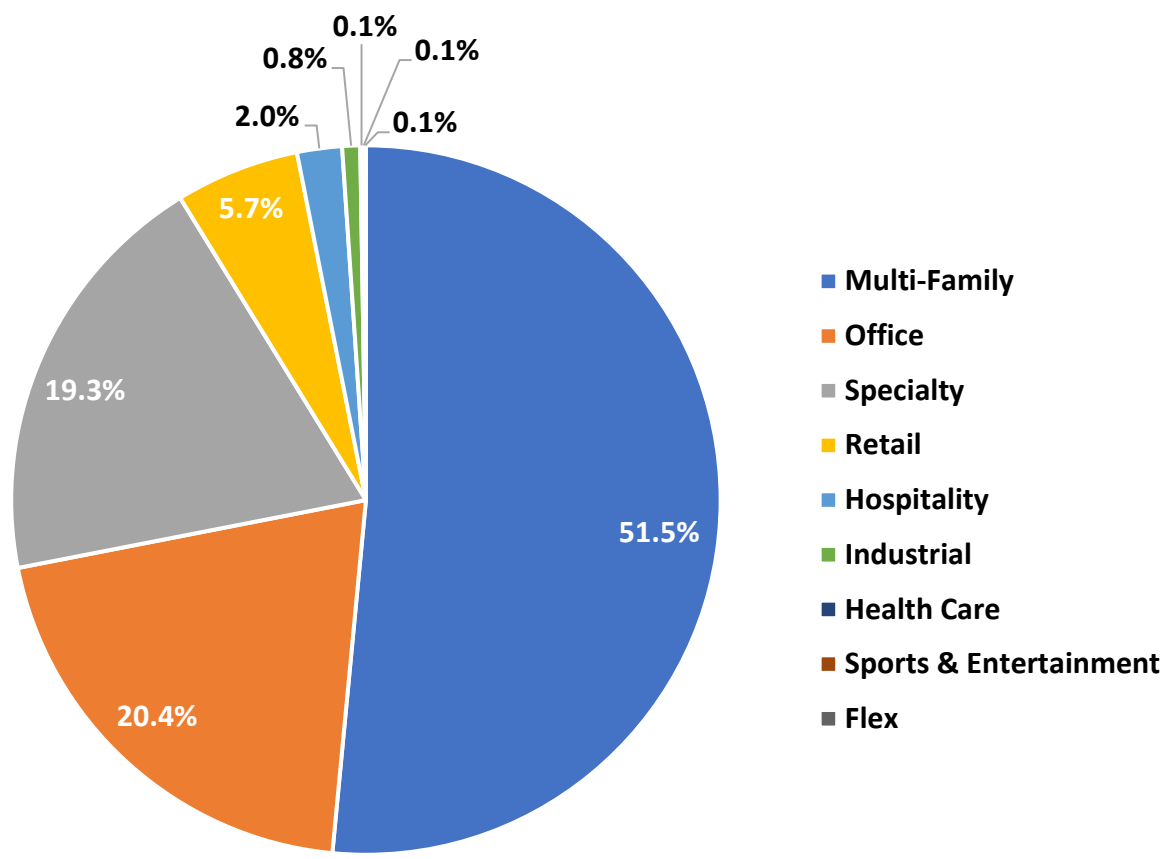
The Speer Blvd Penthouses:  
8 units

Other Projects– Address Only	Multi-family Units
1001 Lincoln St	209
1139 Delaware St	132
1201 Cherokee St	
1235 Cherokee St	254
800 N Lincoln St	322

Source: CoStar – Golden Triangle, Multi-family Units Photos: Denver Infill, Denver Business Journal, Developer Sites

# Existing Project Mix & Additional Development

Existing Project Mix by SQFT



Additional Non-Multi Family Development: Final Planning	Hospitality RBA
Trademark Collection by Wyndham Golden Triangle	126,000



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Data in this report was pulled on  
March 24th, 2025

Contact Analise Lajeunesse at  
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with any questions or feedback about  
this report.

Thank you!

