

2001 S Acoma Street, Denver CO 80015



Disclaimer

Capital Property Group has prepared the following Document, which contains select information pertaining to the business and financial operation of the Property and its Owner. This Document is not all-inclusive, nor does it contain all information that may be required by a prospective purchaser. Neither the Owner, Capital Property Group, nor Owner's or Capital Property Group respective officers, employees, or agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Document or any of its contents, any information as defined below or the condition of the Property, and no legal liability is assumed or shall be implied with respect thereto. Purchaser(s) and / or Purchaser's Agent(s) ("You") will only be able to rely upon those representations and warranties contained in any final agreement entered into between You and Owner relating to the purchase and sale of the Property.

By acknowledging and accepting the receipt of this Document, You hereby agree:

1. The Document and its contents, and all other information supplied to you, in any manner, by Owner and/or Capital Property Group (collectively the "information") are confidential;
2. You and your shareholders, members, directors, officers, employees, agents and representatives (collectively "Purchaser") will keep the information confidential, and will not disclose or otherwise divulge or permit anyone else to disclose or otherwise divulge any of the information in any manner to any other individual, entity or party. Notwithstanding the foregoing, Purchaser may disclose such information to Purchaser's shareholders, members, directors, officers, employees, agents and representatives who need to know such information in connection with the possible acquisition of the Property, provided that such shareholders, members, directors, officers, employees, agents and representatives agree to maintain the confidentiality of the Information in accordance with this Agreement:

3. Purchaser will not use the Information for any purpose other than to evaluate Purchaser's potential acquisition of the Property;
4. Purchaser shall not copy or otherwise duplicate any of the Information, and agrees to return upon demand of Owner or Capital Property Group all Information and destroy any extracts, analyses, summaries, or other documents prepared from or based upon the Information;
5. You and your agents are not entering into a co-broke agreement with Capital Property Group; and
6. The Property and improvements described in this Document are being offered for sale on an "As Is, Where Is" basis without representations or warranties.

The Owner and Capital Property Group reserve the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any entity or person reviewing this Document or Information making an offer to the purchase the Property until a written agreement for the purchase of the Property has been fully executed.

If you do not wish to pursue negotiations leading to the potential acquisition of this Property, or if in the future you discontinue such negotiations, then you agree to return this Document to Capital Property Group. This Document shall not be deemed to represent the state of the affairs of the Property or constitute an indication that there has been no change in the state of the affairs of the Property since the date this Document was prepared.

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Redevelopment Opportunity

2001 S Acoma Street, Denver CO 80015

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2001 S Acoma Street, Denver CO 80015



Property
Overview

Property Photos



Property Photos



Property Details

LOCATION

Property Address 2001 S Acoma Street,
City, State, Zip Denver, CO 80015
County Denver

PROPERTY

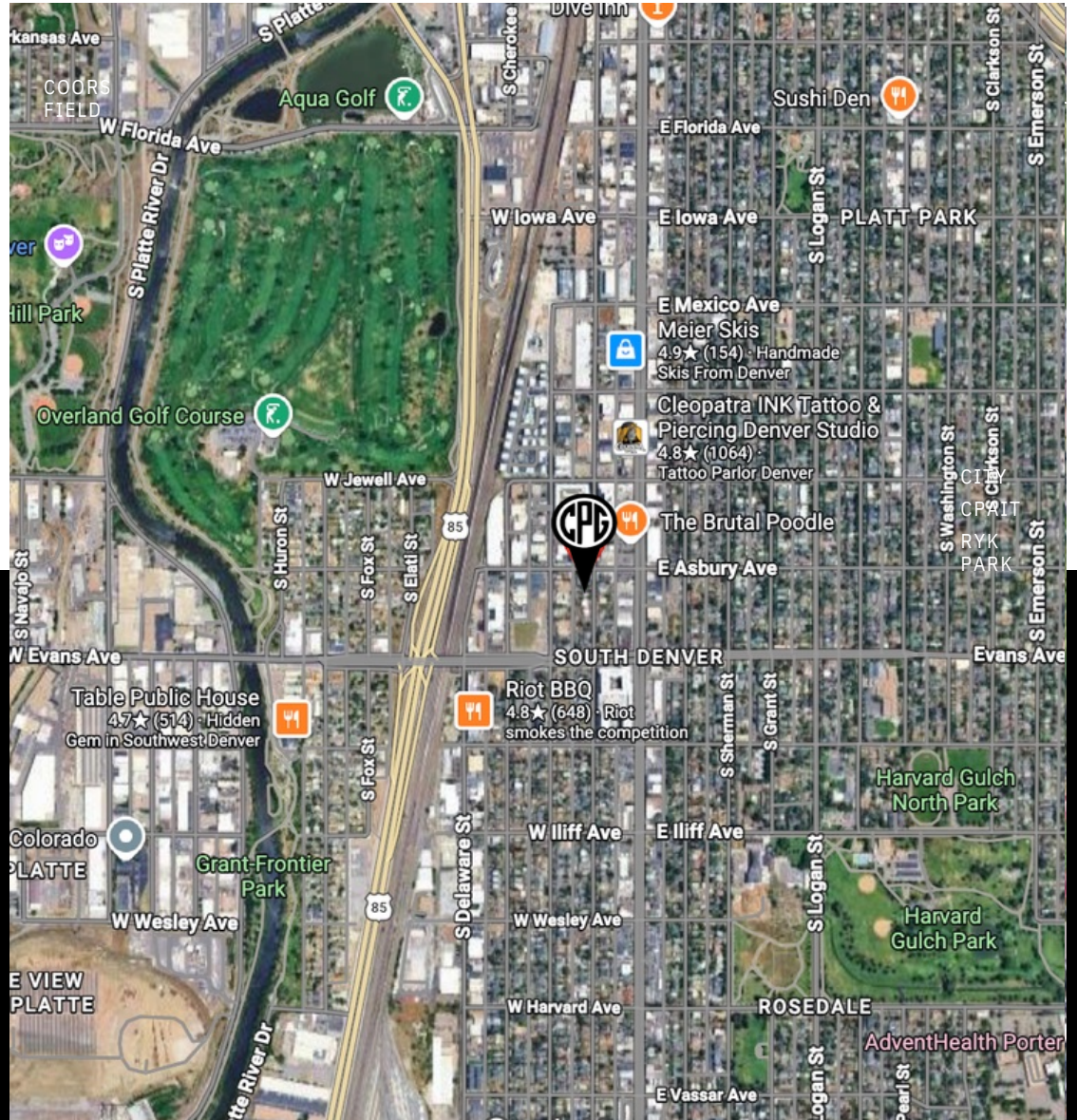
Price \$695,000
Lot Size 6,250 SF
Zoning C-MX-5
Type Redevelopment
Opportunity

DEVELOPMENT FEATURES

- 6 Row Homes, Small office building, or Condo's/apartments
- Buildable up to 5 Stories
- Near Ruby Hill
- Near the development site for FC Summit Stadium
- No parking requirements
- www.2001southacoma.com



Location



DENVER, CO

ABOUT

The Mile High City continues to be one of the Mountain West's strongest economic centers, attracting residents, employers, and investors with its highly educated workforce, exceptional quality of life, and central U.S. location.

Denver serves as Colorado's economic and cultural hub, offering direct access to the Rocky Mountains while supporting a diversified economy driven by technology, aerospace, healthcare, financial services, professional services, and advanced manufacturing.

The city continues to attract young professionals, entrepreneurs, and major corporate expansions thanks to its business-friendly climate, outdoor lifestyle, and highly skilled labor force.

ECONOMY

Denver's economy remains one of the nation's most diversified, anchored by:

- Professional & Business Services
- Aerospace & Aviation
- Financial Services
- Healthcare & Life Sciences
- Technology & Software
- Renewable Energy
- Logistics & Distribution

Denver International Airport (DEN), one of the world's busiest airports, strengthens the region's position as a major transportation and business hub.

The metro area also ranks among the country's leading markets for startups, venture capital investment, and corporate headquarters.

LARGEST METRO POPULATION

3.4 MILLION

METRO AREA

MEDIAN AGE

35.3

0.29% 1-YEAR INCREASE

WORKFORCE

426,000+

EMPLOYED RESIDENTS

AVERAGE WAGE (METRO)

\$74,481

TOURISM IMPACT

37.6 MILLION

VISITORS ANNUALLY

Coors Field, Denver

Location Overview

DENVER HOUSING MARKET

Property Market Highlights

- Diverse mix of urban, suburban, and mixed-use neighborhoods
- Strong long-term appreciation
- High demand from professionals and relocating businesses
- Limited land supply supports long-term value
- Significant multifamily and mixed-use development pipeline

Why Investors Like Denver

- Consistent population growth
- Strong employment base
- High-income workforce
- Transit-oriented development
- Corporate relocations
- Limited developable land

MEDIAN HOME VALUE

\$616,000

OWNER OCCUPANCY

54.1%

MEDIAN GROSS RENT

\$1,934/mo

TOTAL HOUSING UNITS

359,581

Denver's housing market continues to benefit from strong long-term demand, limited housing supply, and steady population growth, supporting property values and investment potential across the metro area.



Location Overview



HOUSEHOLDS

307,000+

Occupied Households



WORKFORCE

426,000+

Employed Residents



COLLEGE EDUCATED

58%

Bachelor's Degree
or Higher



MEDIAN AGE

35.3 YEARS

Young, Highly Active
Workforce



MEDIAN HOUSEHOLD INCOME

\$98,700

Above National Average

KEY EMPLOYMENT SECTORS

Technology

- Software Development
- Artificial Intelligence
- Cybersecurity
- Cloud Computing

Engineering & Advanced Manufacturing

- Civil & Structural Engineering
- Renewable Energy
- Industrial Design
- Infrastructure

Healthcare & Life Sciences

- UCHealth
- Denver Health
- Children's Hospital Colorado
- Biotechnology & Medical Research

Aerospace & Defense

- Lockheed Martin
- BAE Systems
- Sierra Space
- Boeing
- Northrop Grumman

Finance & Professional Services

- Banking
- Wealth Management
- Insurance
- Consulting

Government & Public Sector

- State of Colorado
- City & County of Denver
- Federal Agencies
- Regional Planning Organizations

EDUCATIONAL INSTITUTIONS

Denver's workforce is strengthened by nationally recognized colleges and universities that produce a steady pipeline of talent in business, engineering, healthcare, technology, and the sciences.

- University of Colorado Denver
- University of Denver
- Metropolitan State University of Denver
- Colorado School of Mines
- Community College of Denver
- Regis University

Location Overview

MAJOR EMPLOYMENT SECTORS



PROFESSIONAL SERVICES

Denver's largest employment sector, providing business, consulting, legal, accounting, and management services.



AEROSPACE & DEFENSE

Home to Lockheed Martin, BAE Systems, Sierra Space, and a thriving aerospace and defense industry.



HEALTHCARE

A major regional employer anchored by world-class hospitals, health systems, and life sciences companies.



TECHNOLOGY

A fast-growing tech ecosystem fueled by startups, AI, cybersecurity, software, and cloud innovation.



FINANCIAL SERVICES

A growing financial hub with leading banks, wealth management firms, insurance providers, and fintech companies.



GOVERNMENT

Supported by federal, state, and local agencies providing stable employment and essential public services.

MAJOR EMPLOYERS

- UCHHealth
- Denver Health
- CommonSpirit Health
- Lockheed Martin
- Arrow Electronics
- DaVita
- Ball Corporation
- Comcast
- Kroger
- United Airlines
- State of Colorado
- City & County of Denver

WHY BUSINESSES CHOOSE DENVER

- Central U.S. location
- Highly educated workforce
- Excellent airport connectivity
- Business-friendly environment
- Outdoor lifestyle attracting talent

Location Overview

WHY INVEST IN DENVER



THRIVING ECONOMY

Diversified industries across technology, healthcare, aerospace, finance, professional services, and more drive long-term economic strength and stability.



HIGHLY EDUCATED WORKFORCE

One of America's most educated labor markets, with a deep talent pool fueled by leading universities and a strong pipeline of skilled professionals.



GLOBAL CONNECTIVITY

Denver International Airport (DEN) connects to more than 200 destinations worldwide, making Denver a major business and logistics hub.



OUTDOOR LIFESTYLE

300+ days of sunshine and immediate access to the Rocky Mountains offer an unmatched lifestyle that attracts talent and enhances quality of life.



INNOVATION HUB

A national leader in aerospace, renewable energy, AI, bioscience, and technology, backed by a strong culture of innovation and entrepreneurship.



POPULATION GROWTH

Strong population growth and continued in-migration fuel demand for housing, retail, and commercial development across the metro area.

Meet the Brokers



BRENT RYERSON

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