

CURIOUS THEATRE

1080 Acoma Street, Denver, Colorado



FEATURES

Fantastic opportunity to own, redevelop, or sale leaseback to current owner

Located in the heart of the Golden Triangle neighborhood, one of the most active areas of the city with commercial development

2,500 residential units under construction within a few blocks of the property

Zoning: (D-GT)

Close proximity to several Denver attractions and a host of restaurants

All information to be independently verified.

CONTACT

DAVID DOBEK

312.515.2133

david@bluestcapital.com

SEAN KULZER

970.274.1817

kulzer@bluestcapital.com

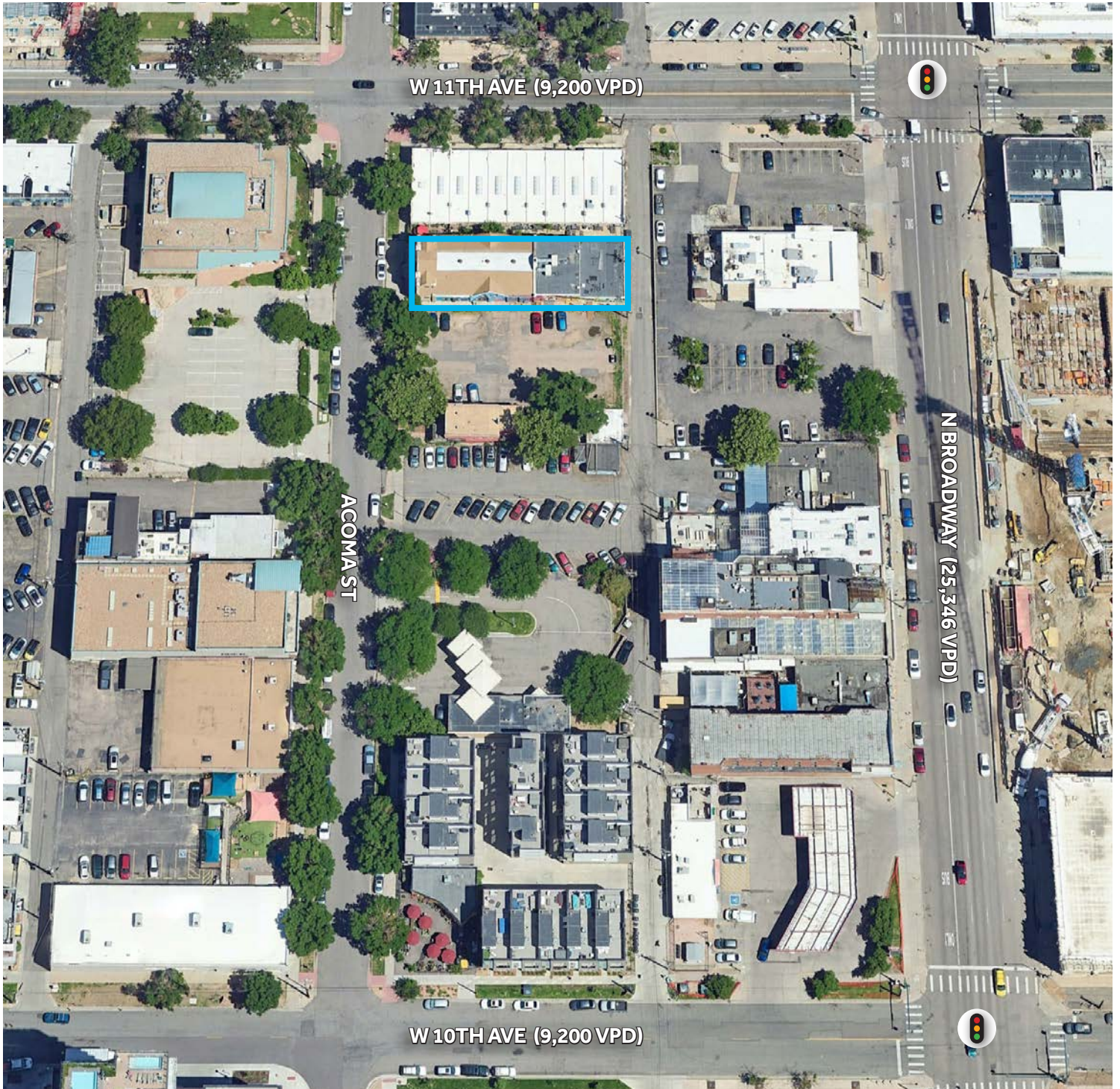
GRACE NEWMAN

317.508.8372

grace@bluestcapital.com

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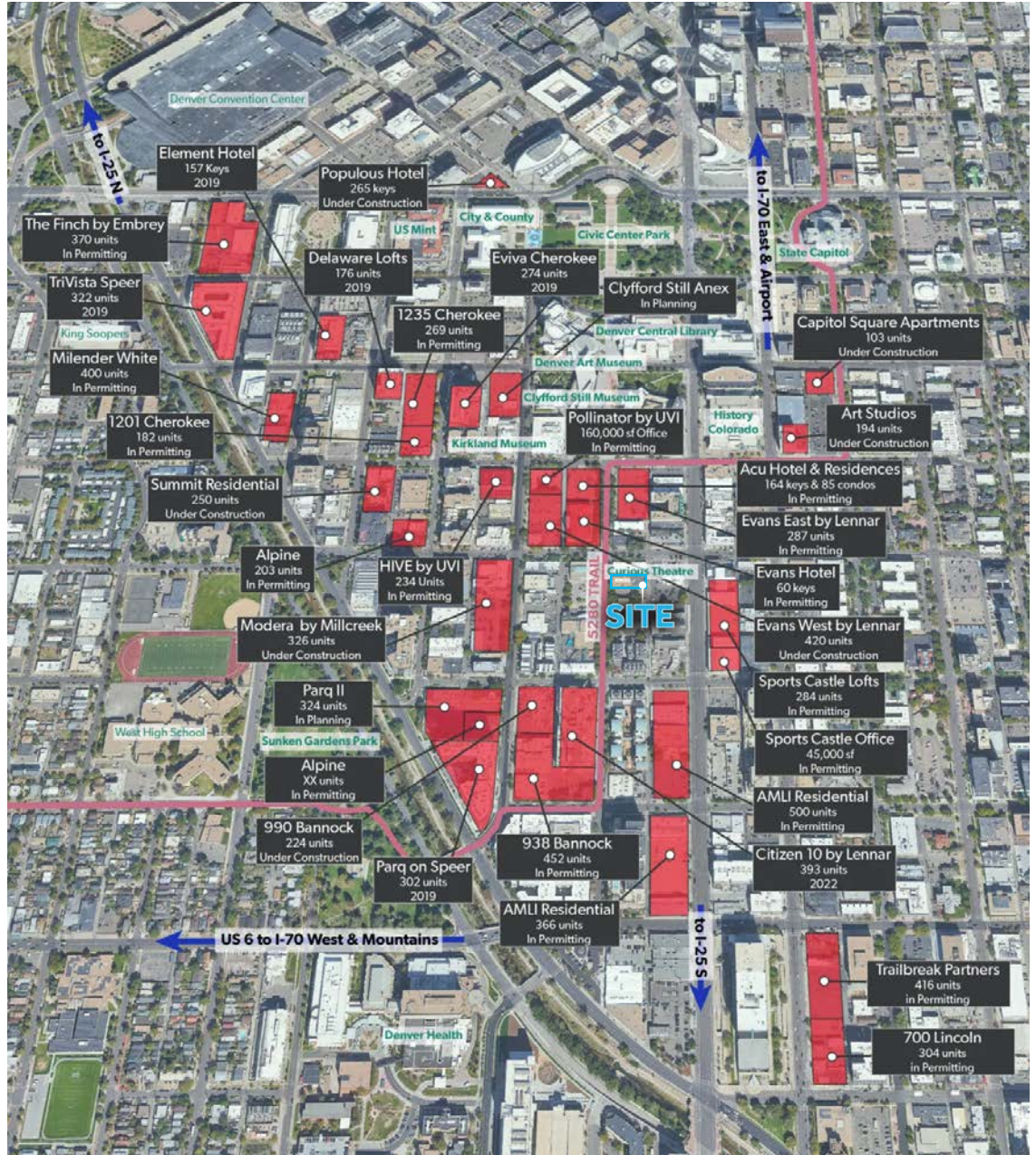
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NEIGHBORHOOD DEVELOPMENT ACTIVITY

The immediate area surrounding the property is changing weekly with taller buildings and ever-changing skylines. Unique opportunity for owner/user to utilize existing structure, or see the property change and evolve for future generations.

- RECENTLY COMPLETED**
- Kindred Apartments**
 - + 990 Bannock
 - + 224 residential units
- UNDER CONSTRUCTION**
- Akin**
 - + 955 Bannock
 - + 105 residential units
- Parq II**
 - + 990 Cherokee
 - + 310 residential units
- Moderna**
 - + 1095 Bannock
 - + 326 residential units
- Evans West**
 - + 1140 Bannock
 - + 420 residential units
- Patten Gray**
 - + 1158 Delaware
 - + 250 residential units
- AML Broadway**
 - + 899 N Broadway
 - + 372 residential units
- The Finch**
 - + 650 W Colfax
 - + 370 residential units
- PROPOSED**
- 11th & Cherokee**
 - + 307 W 11th
 - + 309 residential units
- AML Broadway II**
 - + 955 N Broadway
 - + 553 residential units
- Evans East**
 - + 1120 Acoma
 - + 300 residential units



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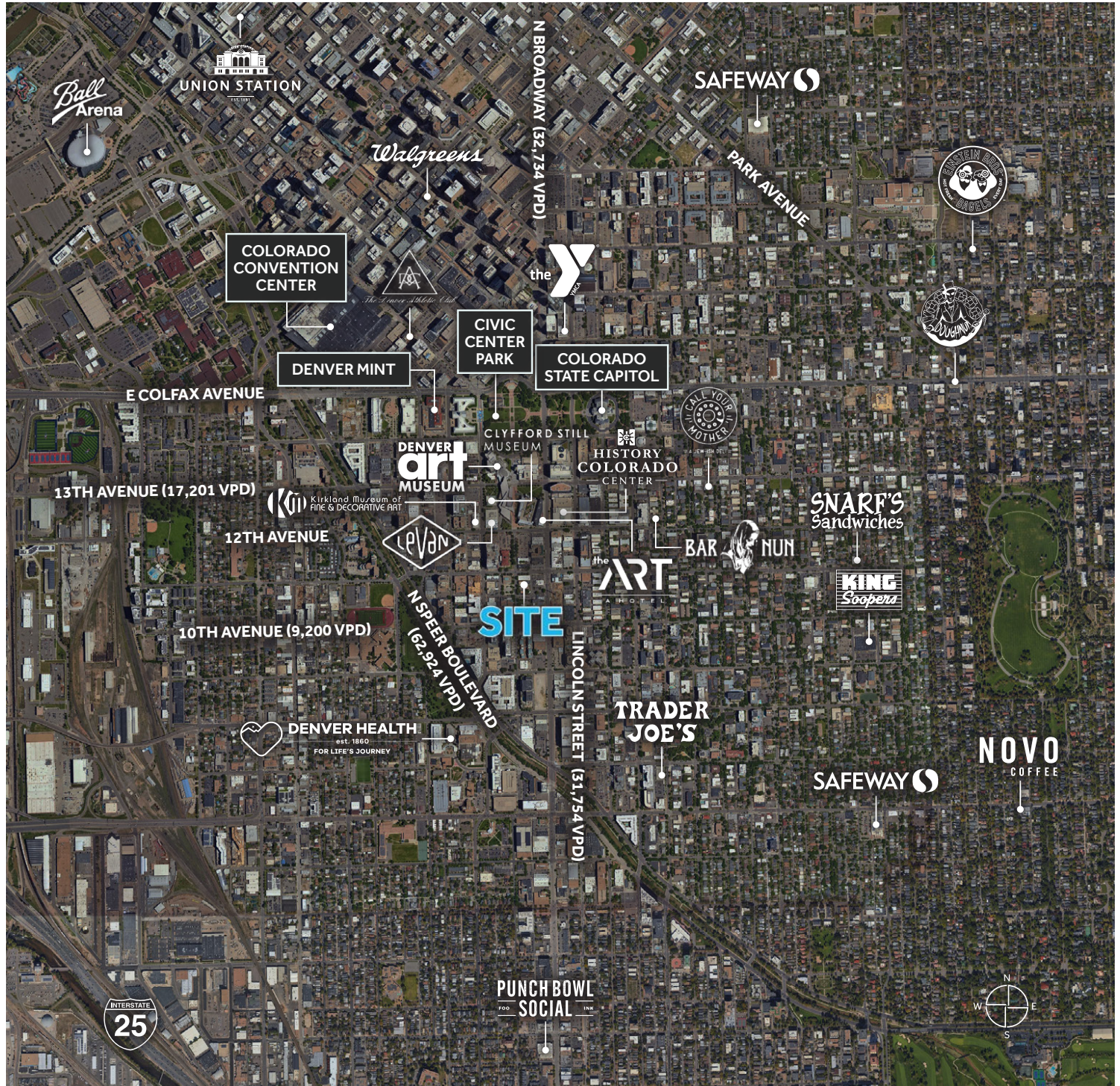
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2023 SUMMARY	1 MILE	3 MILES	5 MILES
POPULATION	49,927	254,072	533,238
AVERAGE HOUSEHOLD INCOME	\$108,859	\$132,787	\$127,031
BUSINESSES	5,406	18,545	30,731
EMPLOYEES	110,493	275,335	417,214

ESRI, 2023

