

# CURIOUS THEATRE

1080 Acoma Street, Denver, Colorado



## FEATURES

- **9,442 SF building | 0.17 AC lot**
- **Option to own, redevelop or sale leaseback to current owner**
- **Zoning: (D-GT)**
- **Situated in Golden Triangle, one of the hottest neighborhoods in Denver**
- **2,500 residential units under construction within a few blocks of the property**

## CONTACT

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*All information to be independently verified.*



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2024 SUMMARY	1 MILE	3 MILE	5 MILE
POPULATION	50,801	257,150	535,675
AVERAGE HOUSEHOLD INCOME	\$120,541	\$146,624	\$142,454
EMPLOYEES	5,550	19,289	31,703
BUSINESSES	96,954	257,117	389,414

ESRI, 2024

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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

#### AMLI Broadway

- + 899 N Broadway
- + 372 residential units

#### The Finch

- + 650 W Colfax
- + 370 residential units

### PROPOSED

#### 11th & Cherokee

- + 307 W 11th
- + 309 residential units

#### AMLI Broadway II

- + 955 N Broadway
- + 553 residential units

#### Evans East

- + 1120 Acoma
- + 300 residential units



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