





LOCATION HIGHLIGHTS

Located in the heart of Denver's Golden Triangle neighborhood and bordered by the Acoma Street of the Art and the Cultural Arts District, this historic building is located in Denver's fastest growing neighborhood.

In addition to being just steps from the Denver Art Museum, the Denver Public Library, and the History Colorado Center, the Schoolhouse provides convenient access to downtown Denver while boasting the same curated, boutique eco-system that City Street Investors cultivated at Denver's Union Station.

DEMOGRAPHICS

- 2024 Population: 5,575
- 2029 Population Estimate: 10,296
- 2024 Daytime Population: 18,775
- Average Household Income: \$161,999
- Over 2,500 new residential units under construction or proposed



AREA MAP

1115 ACOMA ST

DNVR | COLO





SCHOOLHOUSE
EST. 2025



EVANS SCHOOL
ESTABLISHED 1904

A MIXED-USE REDEVELOPMENT OF THE HISTORIC
EVANS SCHOOL BUILDING LOCATED IN THE HEART OF
DENVER'S GOLDEN TRIANGLE

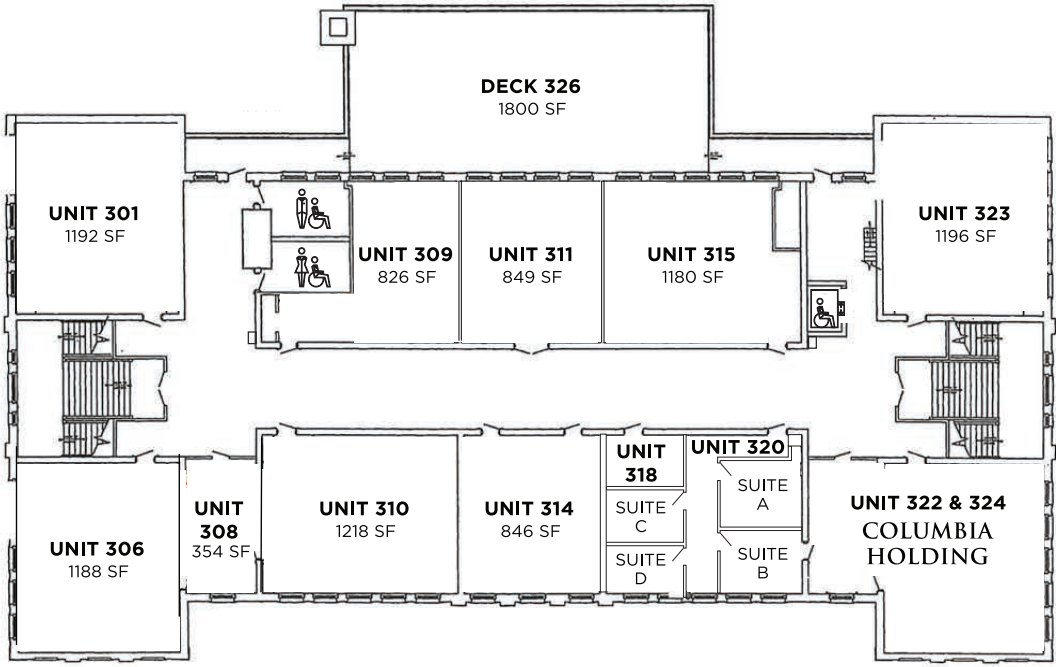


PROPERTY HIGHLIGHTS

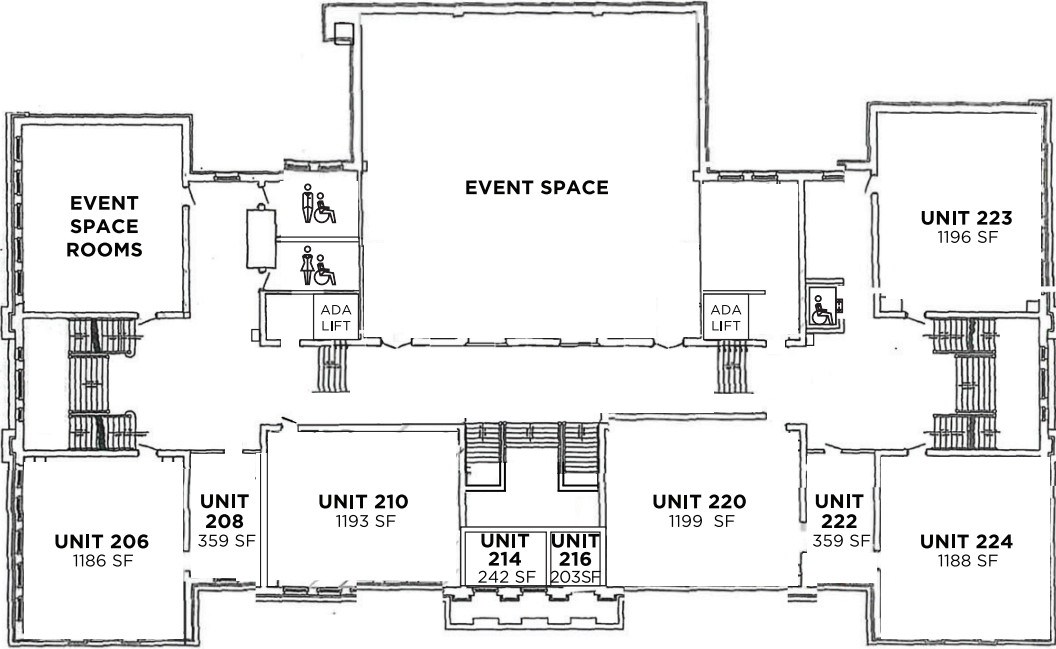
- Built in 1904
- Three-story historic building
- Third floor office space with breathtaking views
- First and second floor retail with mix of food, beverage, and lifestyle tenants
- Expansive windows flood the interior with natural light
- Brand new mechanical, electrical, and plumbing systems
- Fully updated restrooms and common areas
- Access to 100 parking spaces



3RD FLOOR



2ND FLOOR



1ST FLOOR

