

# Kentwood

Commercial



## Office Space for Lease in the Golden Triangle

907 ACOMA STREET  
DENVER, COLORADO

**Joe Serieno**

Senior Commercial Advisor

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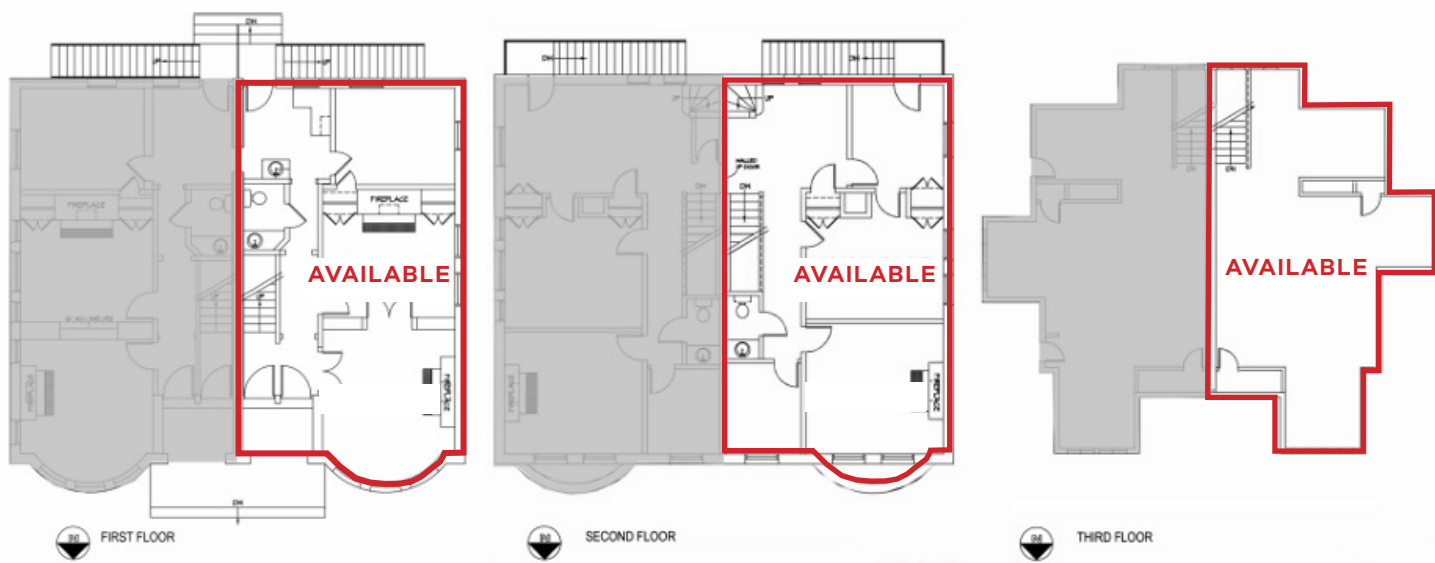
**Bobby Bolyard**

Commercial Advisor

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## Office Space Available for Lease

### 907 Acoma Street | Denver, Colorado

LEASE RATE	\$22.00/SF MG*
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SPACE AVAILABLE	2,547 SF
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PROPERTY TYPE	Office
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BUILDING SIZE	4,814 SF
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BUILDING STORIES	3
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YEAR BUILT	1935
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SUBMARKET	Golden Triangle
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LOT SIZE	0.18 AC
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ZONING	B8G
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PARKING	2.00 : 1,000 SF
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# PROPERTY PHOTOS





# Neighborhood Info

## DEMOGRAPHICS

POPULATION 2024	1 mi	44,320	DAYTIME EMPLOYEES	1 mi	91,183
	2 mi	131,982		2 mi	194,335
	3 mi	252,354		3 mi	261,343
POPULATION PROJECTION 2029	1 mi	45,209	TOTAL CONSUMER SPENDING	1 mi	\$758,148,939
	2 mi	134,985		2 mi	\$2,361,123,196
	3 mi	257,303		3 mi	\$4,339,379,287
AVERAGE HOUSEHOLD INCOME	1 mi	\$97,214			
	2 mi	\$109,353			
	3 mi	\$115,583			

## WALK, TRANSIT & BIKE SCORES

<b>Bike Score</b>	<b>98</b> 'Biker's Paradise'
<b>Walk Score</b>	<b>98</b> 'Walker's Paradise'
<b>Transit Score</b>	<b>61</b> 'Good Transit'

## GOLDEN TRIANGLE



The Golden Triangle neighborhood of Denver, Colorado, is a vibrant and culturally rich area that combines historic charm with modern urban living. Known for its eclectic mix of contemporary art galleries, stylish boutiques, and a diverse array of restaurants and cafes, this neighborhood is a hub for creativity and culture. The Golden Triangle is home to some of Denver's most iconic landmarks, including the Denver Art Museum, the History Colorado Center, and the stately Civic Center Park, making it a center for art, history, & community events. Its tree-lined streets and mix of historic buildings and modern architecture offer a unique urban landscape. With its proximity to downtown Denver, residents enjoy easy access to the city's amenities while living in a neighborhood with a distinctive, vibrant character. The Golden Triangle is a dynamic area that attracts professionals, artists, and culture enthusiasts alike, offering a blend of residential and commercial spaces that cater to a diverse community.



## DINING/COFFEE

- 1 The Fainting Goat Pub
- 2 Anise - Modern Vietnamese Eatery
- 3 Reckless Noodle House
- 4 Pizza and Grill
- 5 The 9th Door Capitol Hill
- 6 DiFranco's
- 7 East Tao Ramen
- 8 Melita's Greek Cafe & Market
- 9 Roostercat Coffee House
- 10 Cabrón Carbón - Taquería & Galería
- 11 CAMELIA Modern Mexican Cuisine
- 12 Metropolis Coffee

## RETAIL/SERVICES

- 1 The Fainting Goat Pub
- 2 Anise - Modern Vietnamese Eatery
- 3 Reckless Noodle House
- 4 Pizza and Grill
- 5 The 9th Door Capitol Hill
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