

FOR SALE OR LEASE

1028 Acoma St.

Denver, CO 80204



FREESTANDING RETAIL / OFFICE / FLEX - GOLDEN TRIANGLE

Property Overview

- 1,661 SF of Retail/Office/Flex Space on a 16,663 SF lot, available immediately
- Additional basement space included
- Fantastic location surrounded by a multitude of restaurants, retail, and apartments
- Easy, quick access to major commuter routes such as Broadway, Colfax, Speer Blvd, and I-25
- Abundance of off-street parking available
- Just minutes from the vibrant areas of Downtown Denver, South Broadway, and Capitol Hill
- Acoma Street is identified as a Neighborhood Greenway in the Golden Triangle Neighborhood Plan

Building Size **1,661 SF**

Lot Size **16,663 SF**

Built **1977**

Zoning **D-GT**

Sale Price: \$3,749,175 (\$225/SF Land)

Lease Rate: Contact Broker

NAI Shames Makovsky

DORIT FISCHER

303 565 3025

dfischer@shamesmakovsky.com

HAYDEN HIRSCHFELD

303 565 3048

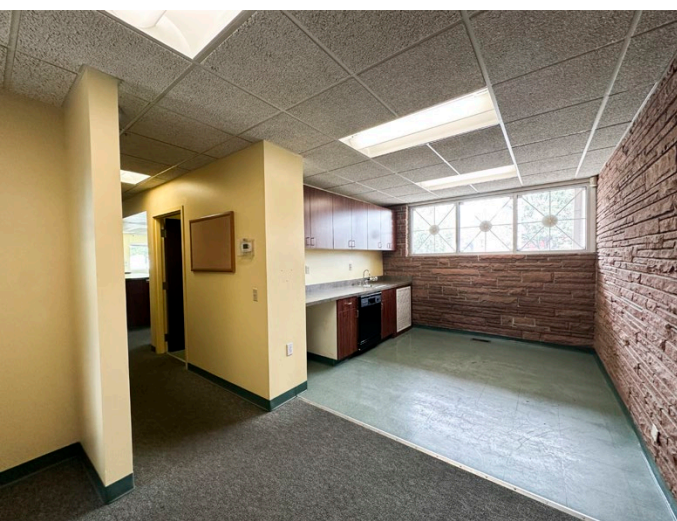
hhirschfeld@shamesmakovsky.com

ACOMA STREET SERVES AS A GREEN SPINE THROUGH THE CENTER OF THE NEIGHBORHOOD



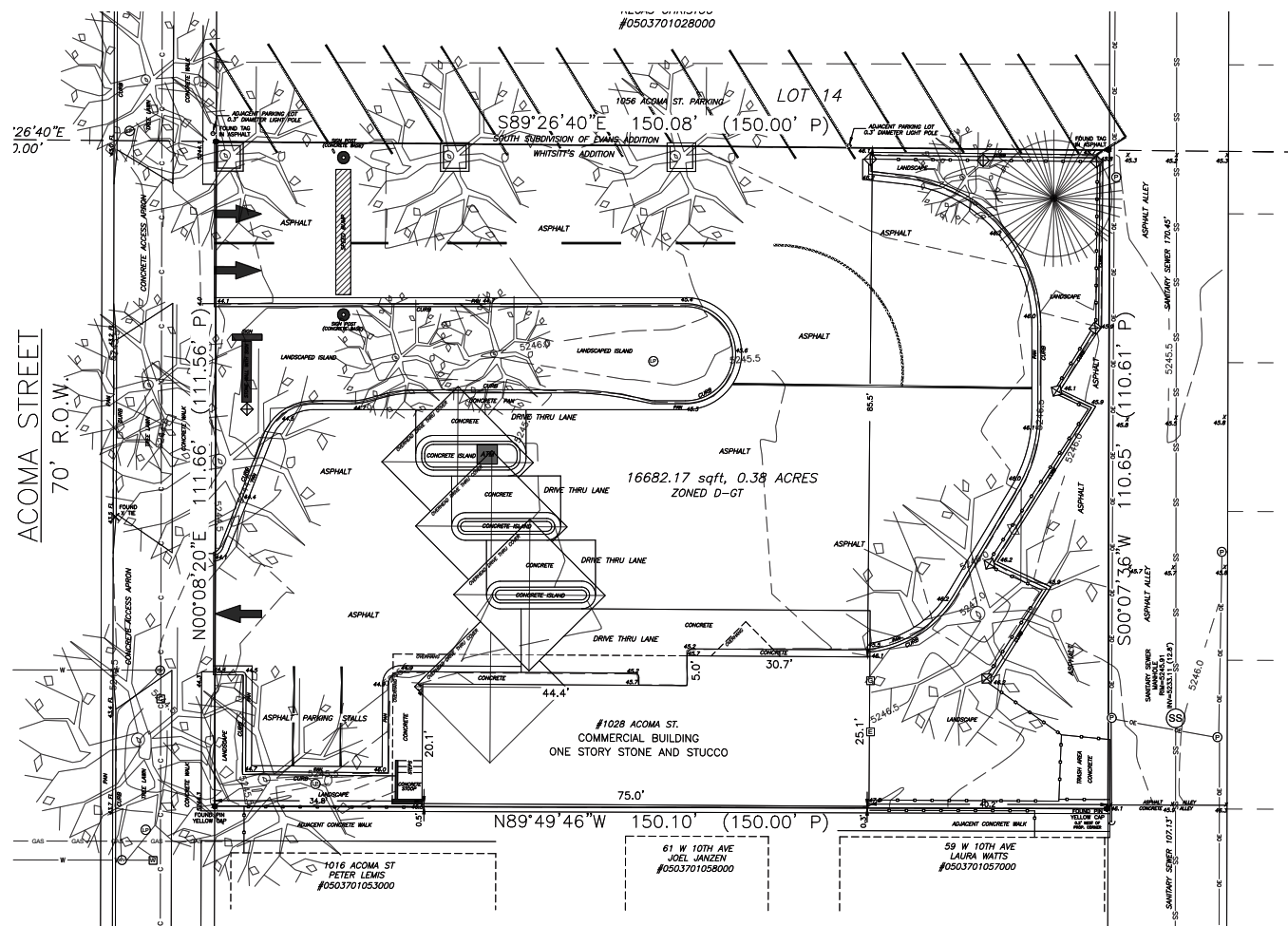


INCLUDES STORAGE ROOM WITH ADA ACCESS, BASEMENT, KITCHENETTE

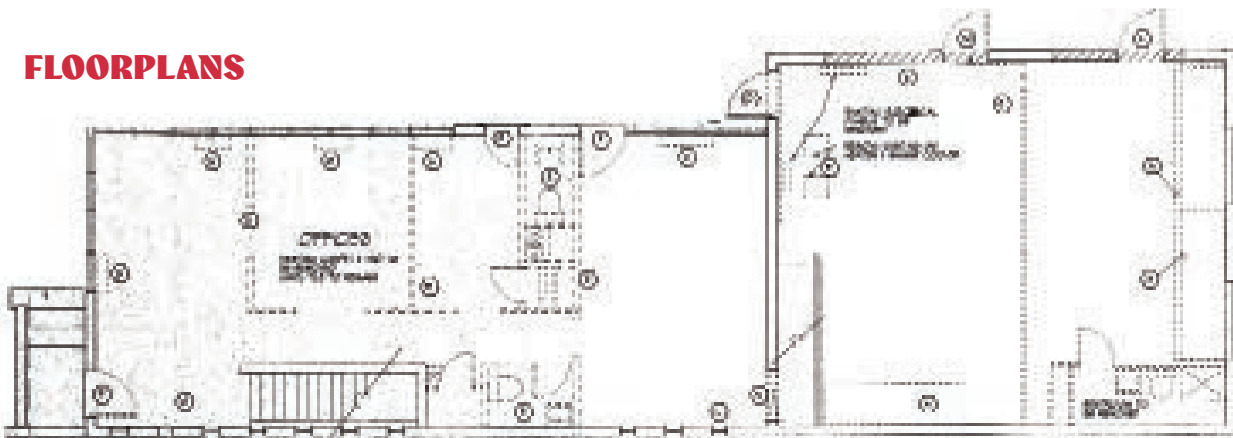


ONE BLOCK FROM HIGH END RESIDENTIAL

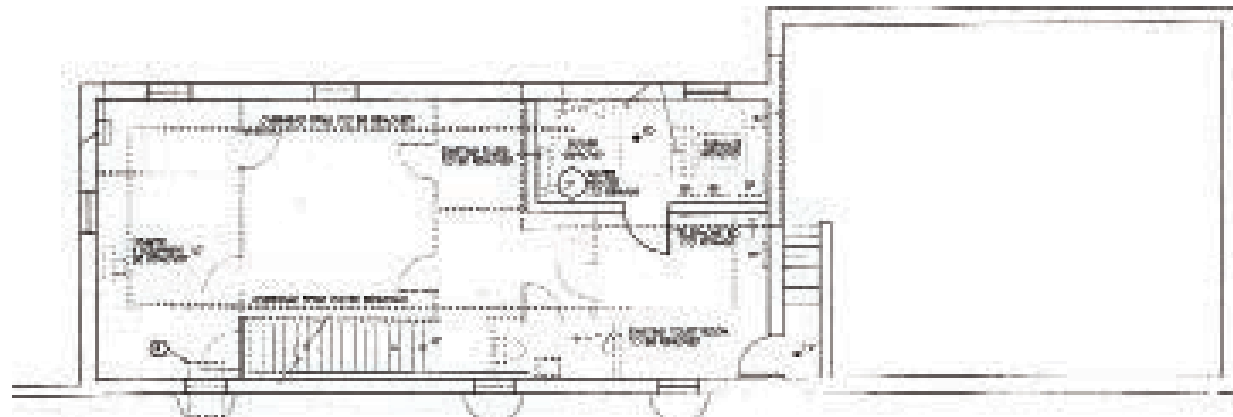
SURVEY



FLOORPLANS



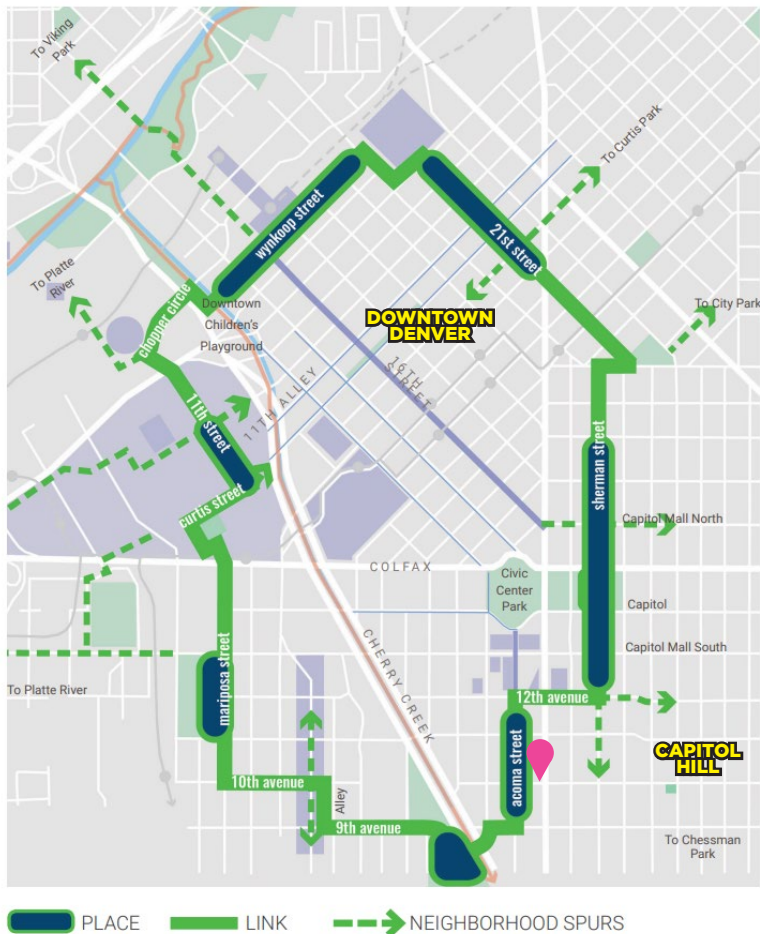
UPPER LEVEL



LOWER LEVEL

5280 TRAIL

As a dedicated urban trail and linear park, the 5280 Trail will unite urban life with Colorado's outdoor culture for the center city's rapidly growing population of residents, employees and visitors, encouraging them to use active modes of transportation while engaging in Downtown's cultural and civic facilities. More than a trail, it will add green space to Downtown and provide a safe and beautiful place to actively recreate and engage with the Downtown neighborhoods, cultural amenities and more.



1028 ACOMA HAS A PRIME LOCATION, SITTING DIRECTLY ON THE 5280 TRAIL AND WITHIN MINUTES FROM DOWNTOWN DENVER AND CAPITOL HILL.





FOR SALE OR LEASE
1028 Acoma St.

Denver, CO 80204

GOLDEN TRIANGLE DEVELOPMENT



NALShames Makovsky

DORIT FISCHER

303 565 3025

dfischer@shamesmakovsky.com

HAYDEN HIRSCHFELD

303 565 3048

hhirschfeld@shamesmakovsky.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.