

1562 S ACOMA

1562 South Acoma Street
Denver, CO 80223



1562 S ACOMA

EXCLUSIVELY PRESENTED BY:

1562 SOUTH ACOMA STREET
DENVER, CO 80223

BRYAN SPERRY

Direct: 303-731-0919

bryan@sperryproperties.com

Sperry Properties, Inc.



1100 S. Bannock Street
Denver, CO 80223

Office: 303-592-1050
www.sperryproperties.com

PROPERTY SUMMARY

Offering Price	\$650,000.00
Building SqFt	1,608 SqFt
Year Built	1964
Lot Size (SF)	7,185.00 SqFt
Parcel ID	05226-01-033-000
Zoning Type	Industrial (A)
County	Denver
Frontage	60.00 Ft
Coordinates	39.688297,-104.988412

INVESTMENT SUMMARY

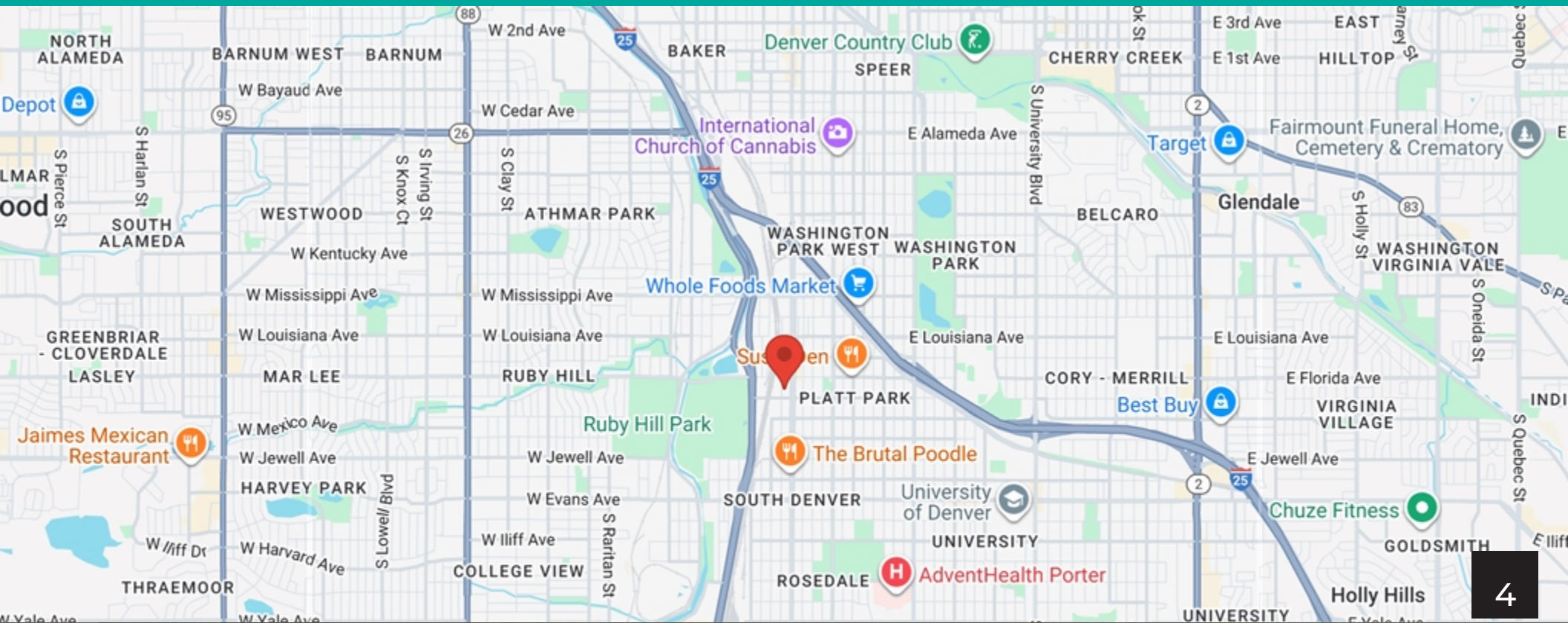
Sperry Properties is pleased to present the opportunity to purchase the property at 1562 S Acoma Street. Located steps from both South Broadway and Santa Fe Drive, this freestanding commercial property offers a recently refinished interior with unmatched proximity to Denver's major thoroughfares. The main structure measures around 708 SF and includes an open concept working space, perfect for hosting multiple work stations. There is also an executive suite, along with an elevated alcove which can serve as a meeting area or additional office space. Also in the main building is a half-bathroom and kitchenette with newly installed cabinets and granite countertop. The property also features a 900 SF detached garage, with vehicular access via the adjacent alleyway. The garage can also be accessed on foot by passing through the property's backyard. For sale at \$650,000 and available to tour via appointment.



INVESTMENT HIGHLIGHTS

■ Investment Highlights – 1562 S. Acoma Street, Denver, CO

- Two Distinct Buildings
- Front Building: Fully finished office/flex space with modern amenities and professional layout
- Rear Building: Versatile garage/shop structure ideal for light industrial, storage, or contractor use
- Generous Yard Space
- Secure, fenced yard offers ample room for parking, equipment staging, or outdoor workspace
- Prime Location & Accessibility
- Centrally located in Denver's urban core
- Quick access to both S. Broadway and S. Santa Fe Drive for seamless connectivity to downtown, I-25, and surrounding neighborhoods
- Owner-Occupant or Investment Flexibility
- Ideal for businesses seeking a combined office and operations footprint
- Alternatively, lease each building separately for dual income streams
- Turnkey Office Buildout
- Front building features finished offices ready for immediate occupancy
- Professional environment suitable for administrative, design, or client-facing functions





LOCATION HIGHLIGHTS

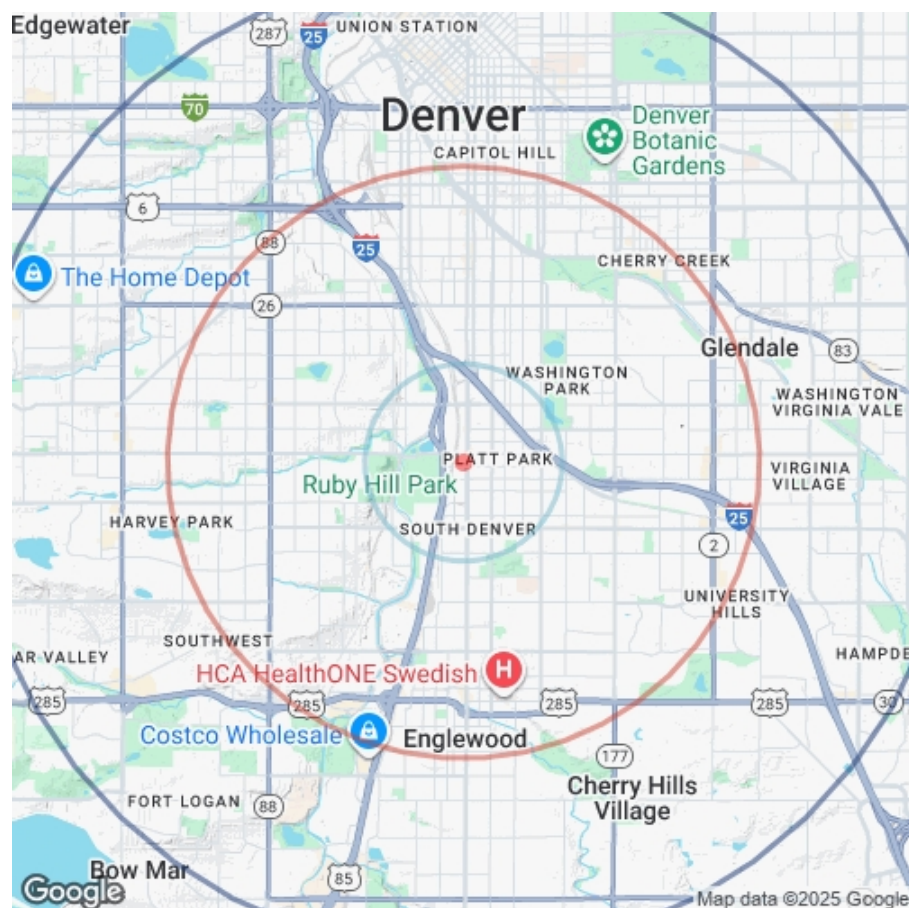
- Located one block west of South Broadway and one block east of South Santa Fe Drive
- One mile west of I-25
- 10 minutes from the I-70 mousetrap via Santa Fe or I-25
- 2.7 miles north of Hampden Ave (US-285)
- 15 minutes from C-470
- Easy access to the mountains via US-6 (3 miles north)





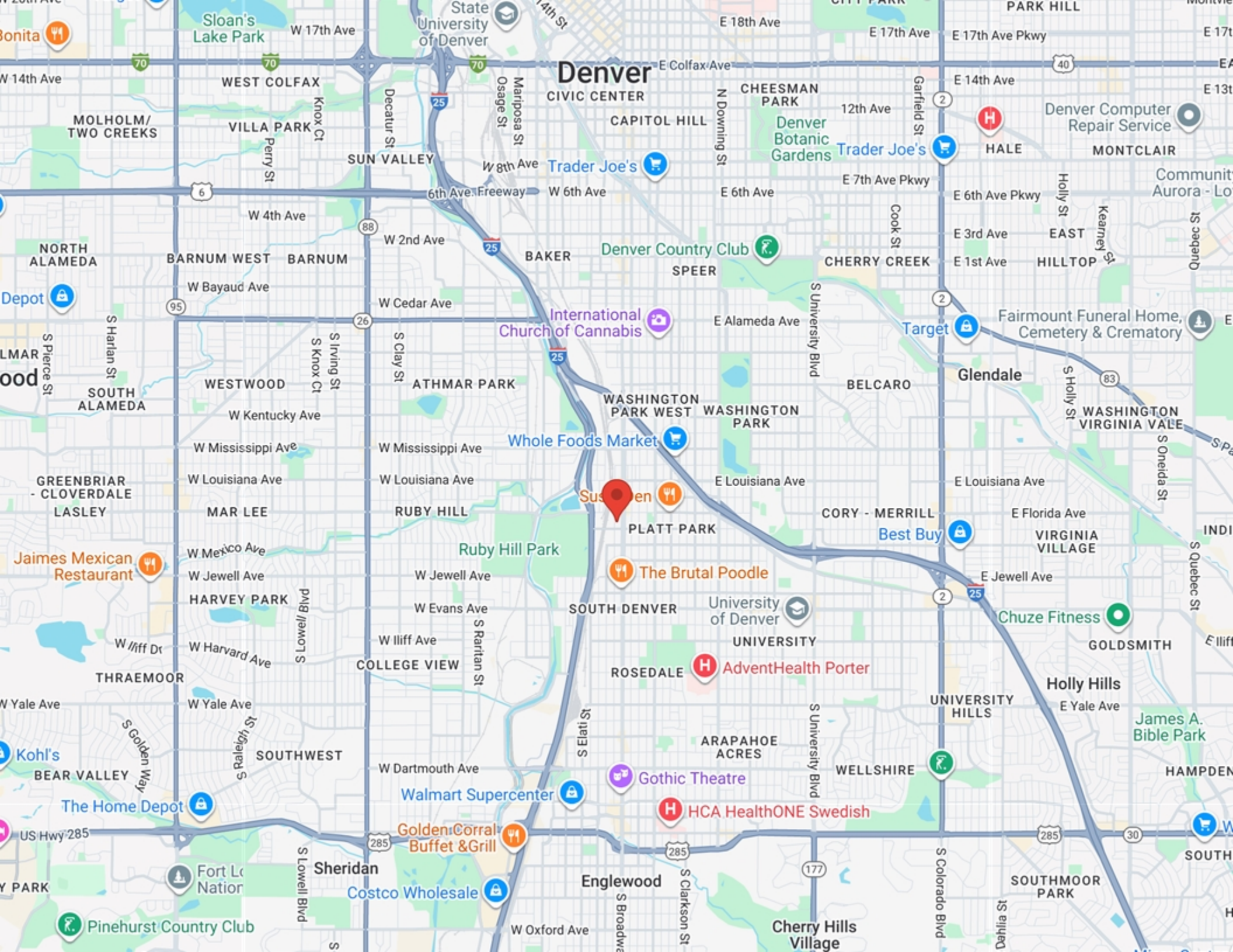
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	11,550	161,678	428,562
2010 Population	11,982	163,494	439,879
2025 Population	17,237	191,521	525,807
2030 Population	17,892	198,278	546,605
2025-2030 Growth Rate	0.75 %	0.7 %	0.78 %
2025 Daytime Population	21,340	249,609	662,948



2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	564	6,871	20,338
\$15000-24999	155	4,041	12,407
\$25000-34999	247	4,132	12,192
\$35000-49999	570	6,808	19,560
\$50000-74999	1,038	12,663	34,950
\$75000-99999	865	10,245	28,417
\$100000-149999	1,116	14,145	41,687
\$150000-199999	1,078	9,839	28,544
\$200000 or greater	2,612	18,574	49,132
Median HH Income	\$ 126,119	\$ 96,649	\$ 95,396
Average HH Income	\$ 180,991	\$ 147,384	\$ 140,090

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	5,611	72,595	192,794
2010 Total Households	5,750	72,839	201,069
2025 Total Households	8,244	87,317	247,228
2030 Total Households	8,529	91,414	258,359
2025 Average Household Size	2.08	2.15	2.08
2025 Owner Occupied Housing	3,484	35,400	99,153
2030 Owner Occupied Housing	3,598	36,376	102,709
2025 Renter Occupied Housing	4,760	51,917	148,075
2030 Renter Occupied Housing	4,931	55,038	155,650
2025 Vacant Housing	508	8,262	24,208
2025 Total Housing	8,752	95,579	271,436



ABOUT DENVER

Denver (DEN-vər) is the capital and most populous city of the U.S. state of Colorado. Officially a consolidated city and county, it is located in the South Platte River valley on the western edge of the High Plains, and is just east of the Front Range of the Rocky Mountains. Denver is the 19th-most populous city in the United States and fifth-most populous state capital with a population of 715,522 at the 2020 census, while the Denver metropolitan area with over 3.05 million residents is the 19th-largest metropolitan area in the nation ...



CITY OF DENVER

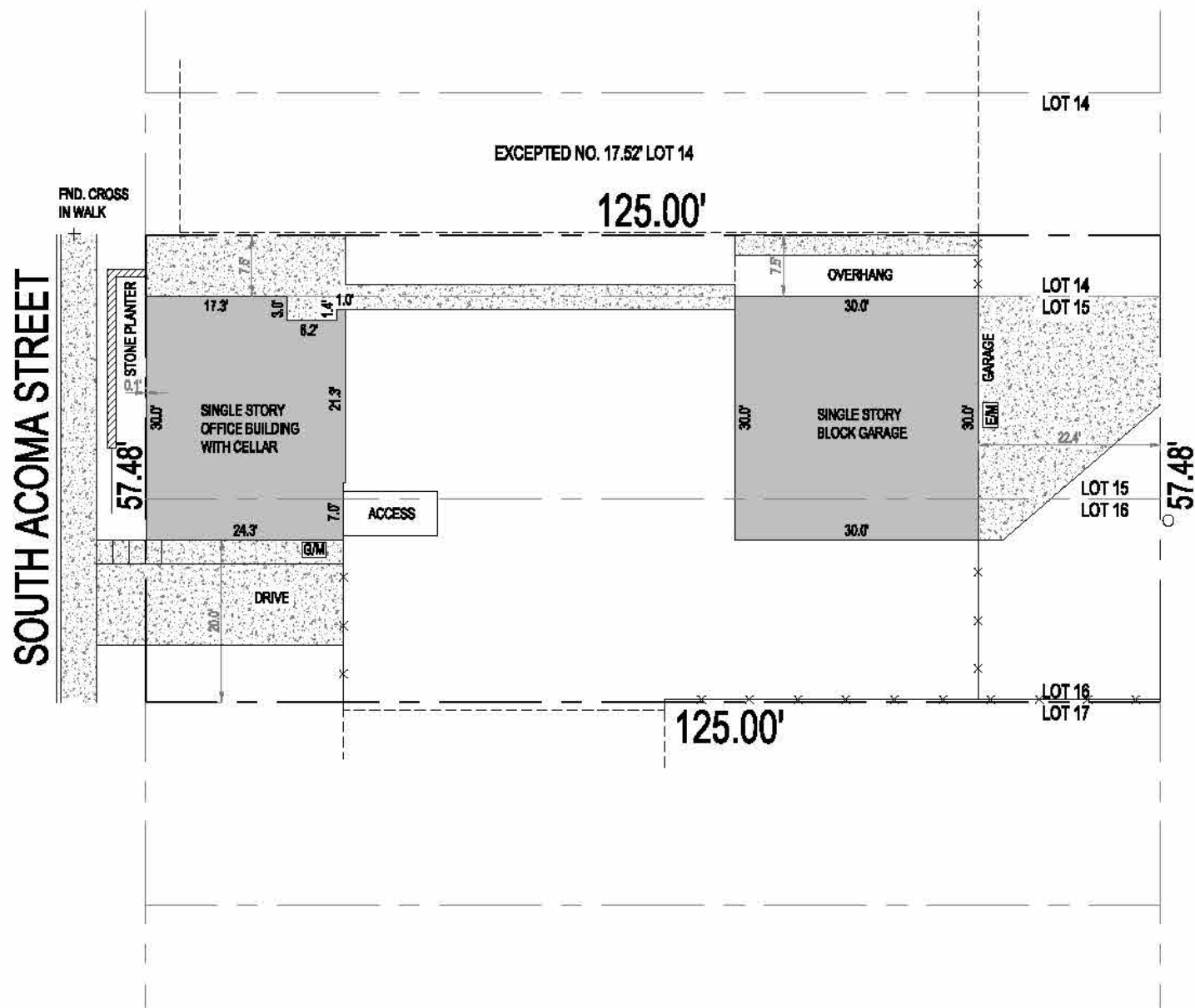
COUNTY	DENVER
INCORPORATED	11/6/1861

AREA

CITY	154.7 SQ MI
LAND	153.1 SQ MI
WATER	1.7 SQ MI
ELEVATION	5130 FT

POPULATION

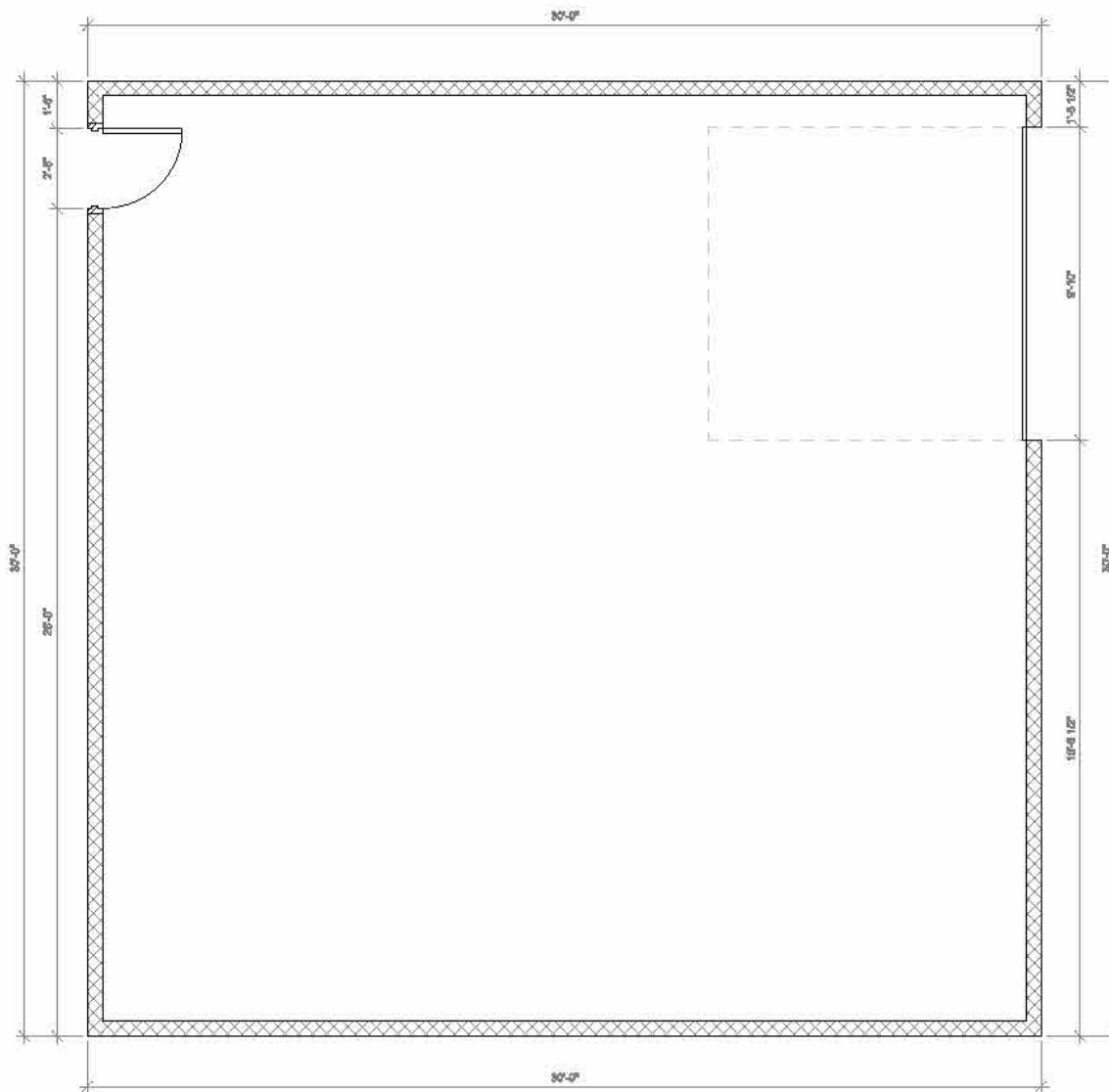




LEGAL DESCRIPTION:
 LOTS 14 TO 16 INCLUSIVE
 EXCEPT THE NORTH 17.518 FEET OF LOT
 BLOCK 6 OVERLAND PARK SUBDIVISION
 CITY AND COUNTY OF DENVER
 STATE OF COLORADO

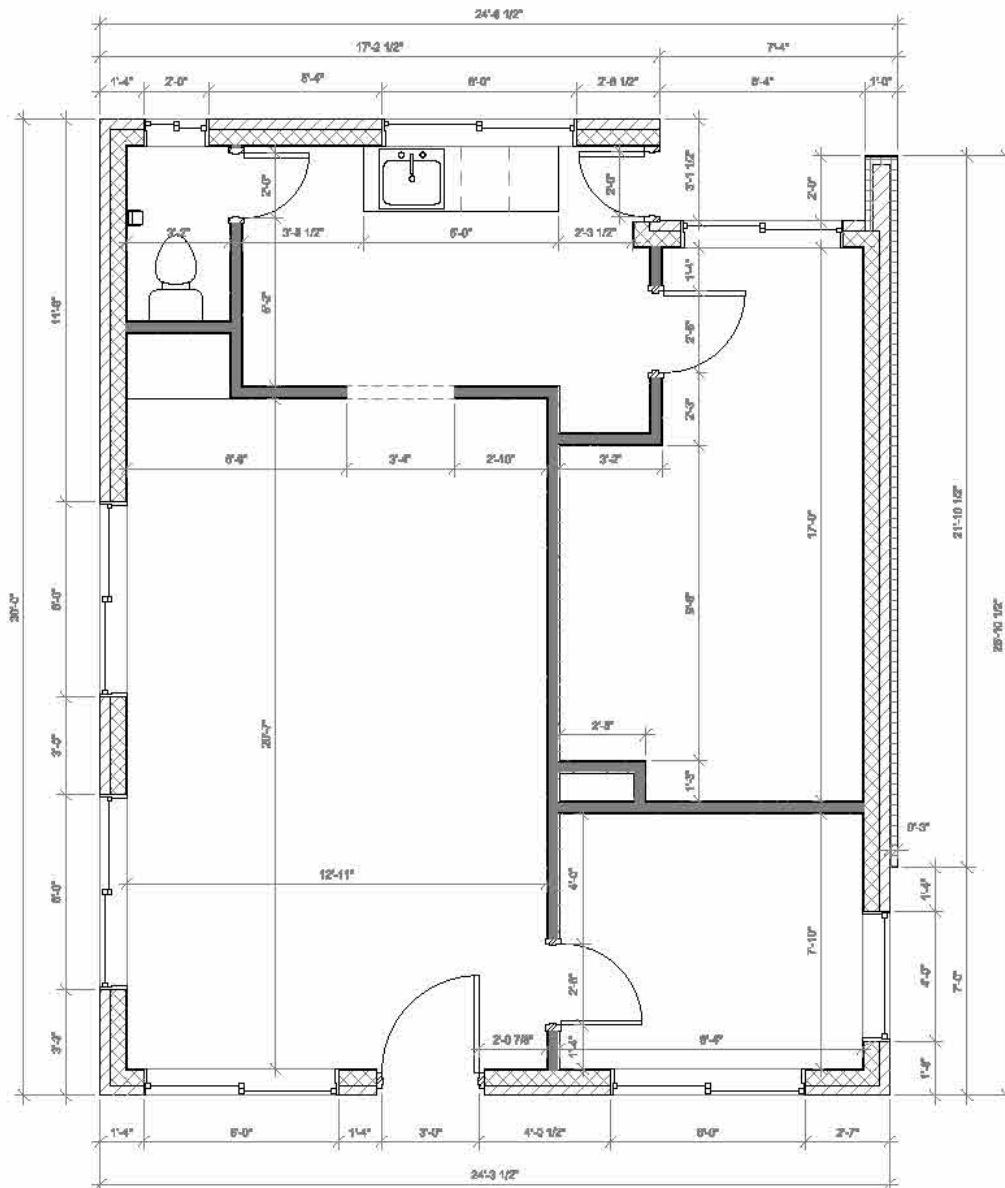
EXISTING SITE PLAN

SCALE: 1" = 20'-0"



EXISTING WAREHOUSE PLAN

SCALE: 3/16" = 1'-0"



EXISTING OFFICE PLAN

SCALE: 3/16" = 1'-0"

EXCLUSIVELY PRESENTED BY:

BRYAN SPERRY

Direct: 303-731-0919

bryan@sperryproperties.com



Sperry Properties, Inc.

1100 S. Bannock Street
Denver, CO 80223

Office: 303-592-1050
www.sperryproperties.com

CONFIDENTIALITY STATEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from SPERRY PROPERTIES, INC. and it should not be made available to any other person or entity without the written consent of SPERRY PROPERTIES, INC..

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to SPERRY PROPERTIES, INC.. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. SPERRY PROPERTIES, INC. has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, SPERRY PROPERTIES, INC. has not verified, and will not verify, any of the information contained herein, nor has SPERRY PROPERTIES, INC. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE SPERRY PROPERTIES, INC. ADVISOR FOR MORE
DETAILS.**