

1394

S ACOMA ST

DENVER, CO 80223

LEASE RATE

\$40-45/SF NNN



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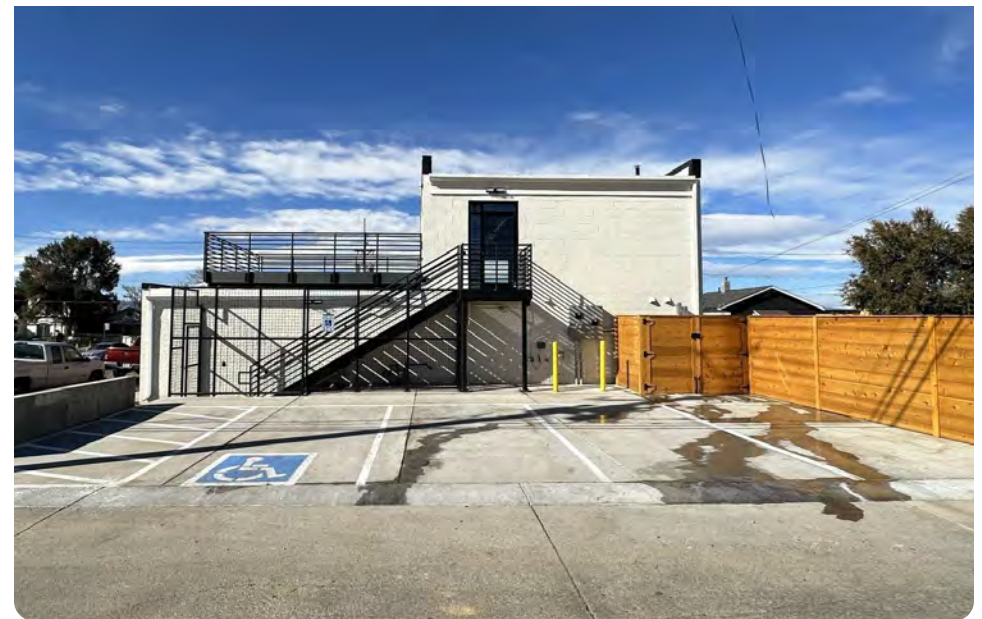
PROPERTY HIGHLIGHTS

Lease Rate	\$40.00 - \$45.00 SF NNN
Available SF	4,524 SF
Unit A (Ground Floor)	3,455 SF Patio: 1,275 SF
Lot Size:	6,250 SF 0.14 AC
Year Renovated:	2023
Property Taxes (2023):	\$10,366
Zoning:	I-A

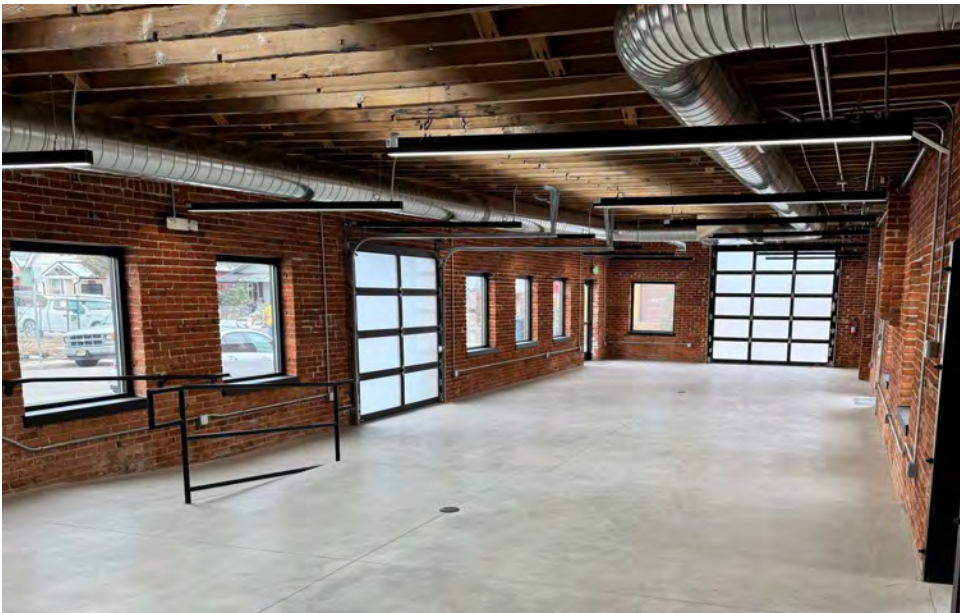
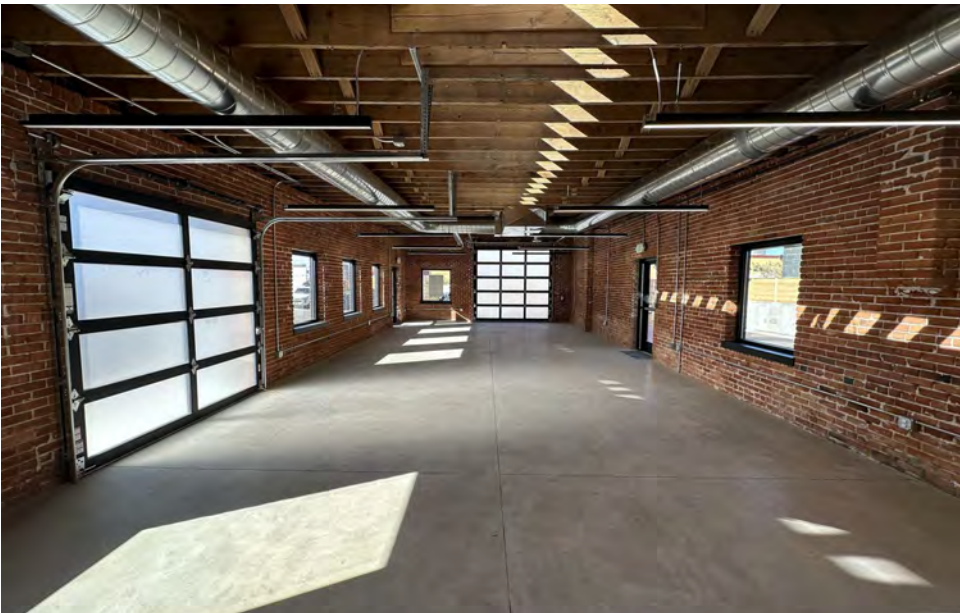
PROPERTY DESCRIPTION

Unique Properties is pleased to present this free standing Office/Retail opportunity to qualified tenants. Located three blocks South of Broadway and I-25, 1394 S Acoma is situated between Downtown Denver, Cherry Creek, and the Denver Tech Center. The property was renovated in 2023 with modern finishes and exposed brick. High Energy and vibrant neighborhood surrounded by multiple retail outlets and restaurants/bars as well as walkable transportation to RTD stations and the Light Rail. Across from the new Law's Whiskey tasting room, and walking distance to Sprouts, Maria Empanada, Baked N' Denver, GB Fish & Chips and countless others. The building provides parking, a rooftop terrace, and a patio area. The area has ongoing development and is located just south of the Gates development.

- Renovated 2023
- Four (4) parking spaces with additional street parking
- New Roof, New Mechanical, New Plumbing, New Windows, and New Electrical installed 2023
- New 30 FT Sky Light along length of the building with abundant natural light



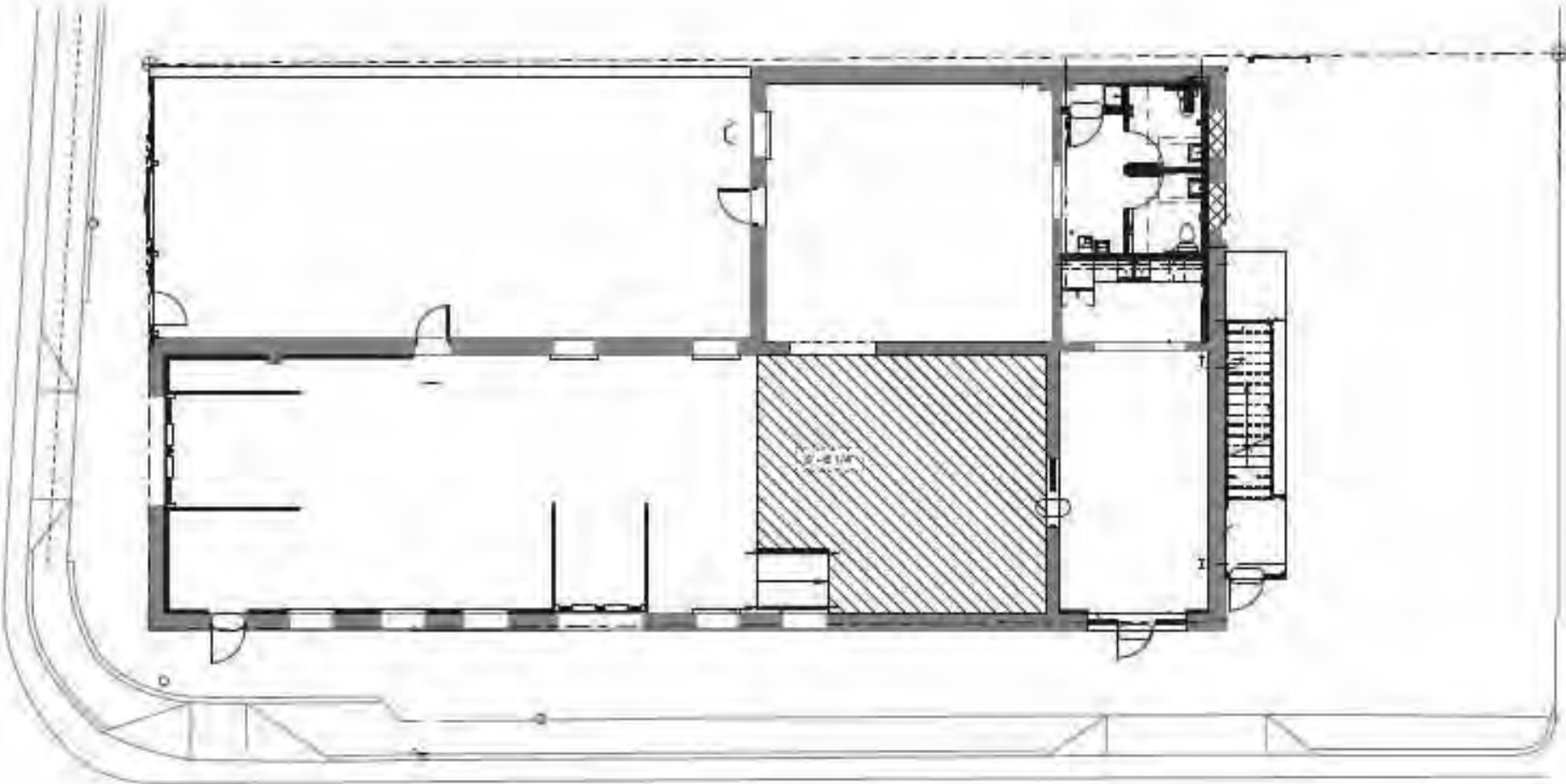
ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



FLOOR PLANS



RETAIL MAP

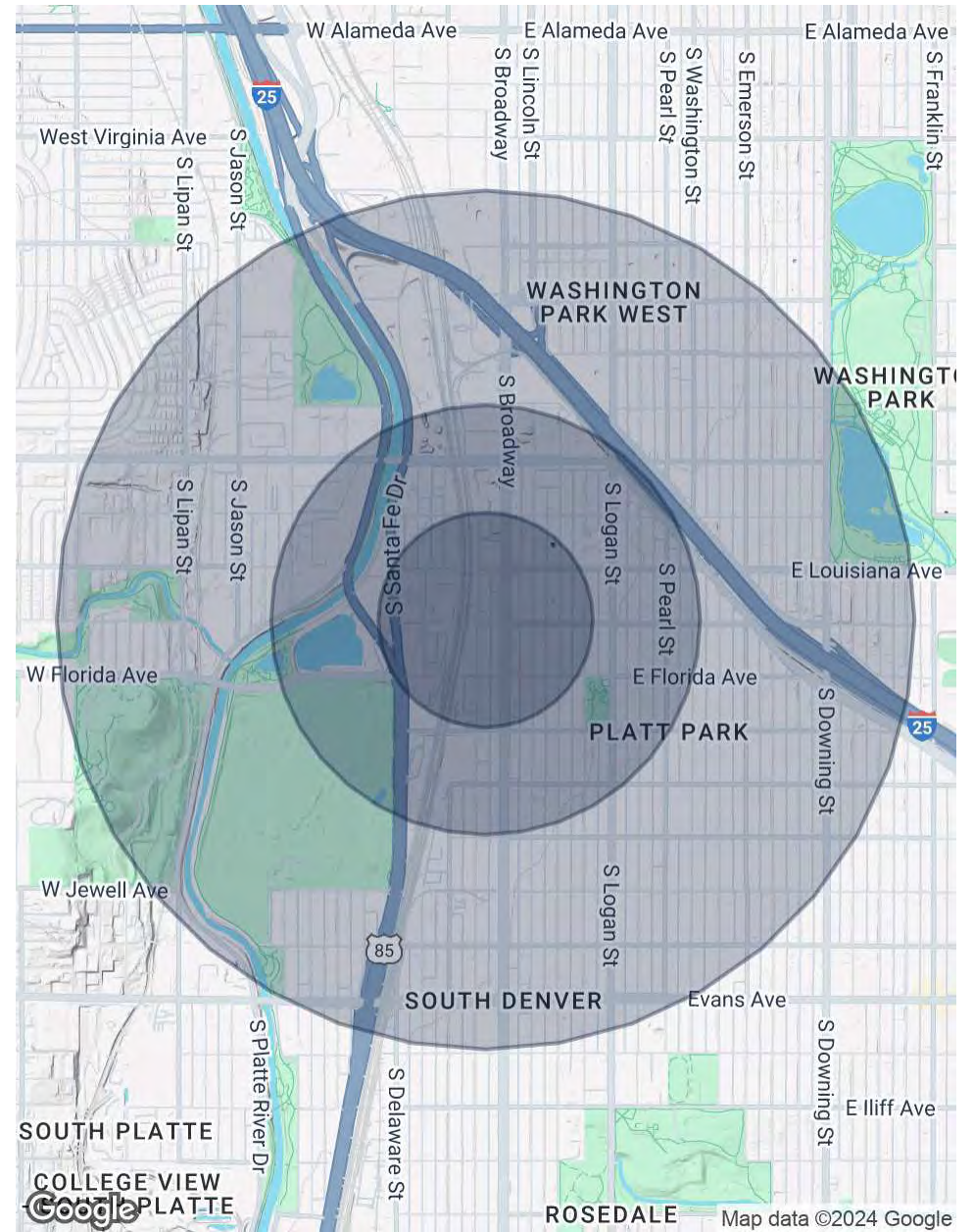


DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,300	4,197	14,340
Average Age	30.7	32.6	34.3
Average Age (Male)	34.6	35.3	36.1
Average Age (Female)	29.5	31.7	33.1

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	634	2,045	6,801
# of Persons per HH	2.1	2.1	2.1
Average HH Income	\$111,972	\$115,160	\$117,970
Average House Value	\$301,095	\$401,694	\$514,446

2020 American Community Survey (ACS)



WHY DENVER?

Growth & Talent

- #1 Economy in the nation for 3 straight years.
- Denver ranks #3 Top Moving Destination and Colorado ranks #5 in states where people are moving to. (2020, Penske + Uhaul)
- Denver is currently growing at **1.48%** annually and its population has increased by **24.82%** (2021) since the 2010 census.
- Denver ranks #12 for tech talent across North America. The number of tech workers has grown **31.1%** since 2015.
- Denver's millennial population, aged 22 to 36, has grown **20.1%** since 2014 making it the #3 most concentrated market of millennials in the country.
- Denver's average salary is \$107,481 which ranks #9 for cities across North America.

#1

Best State
Economy
U.S. News

#2

Best Place
to Live
U.S. News

#3

Fastest Growing
State This Decade
U.S. Census

A BURGEONING BUSINESS HUB



AEROSPACE & DEFENSE



ENERGY



LIFE SCIENCE



Finance



EDUCATION



FOOD & BEVERAGE



BIOSCIENCE



TECHNOLOGY & TELECOM



GOVERNMENT



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