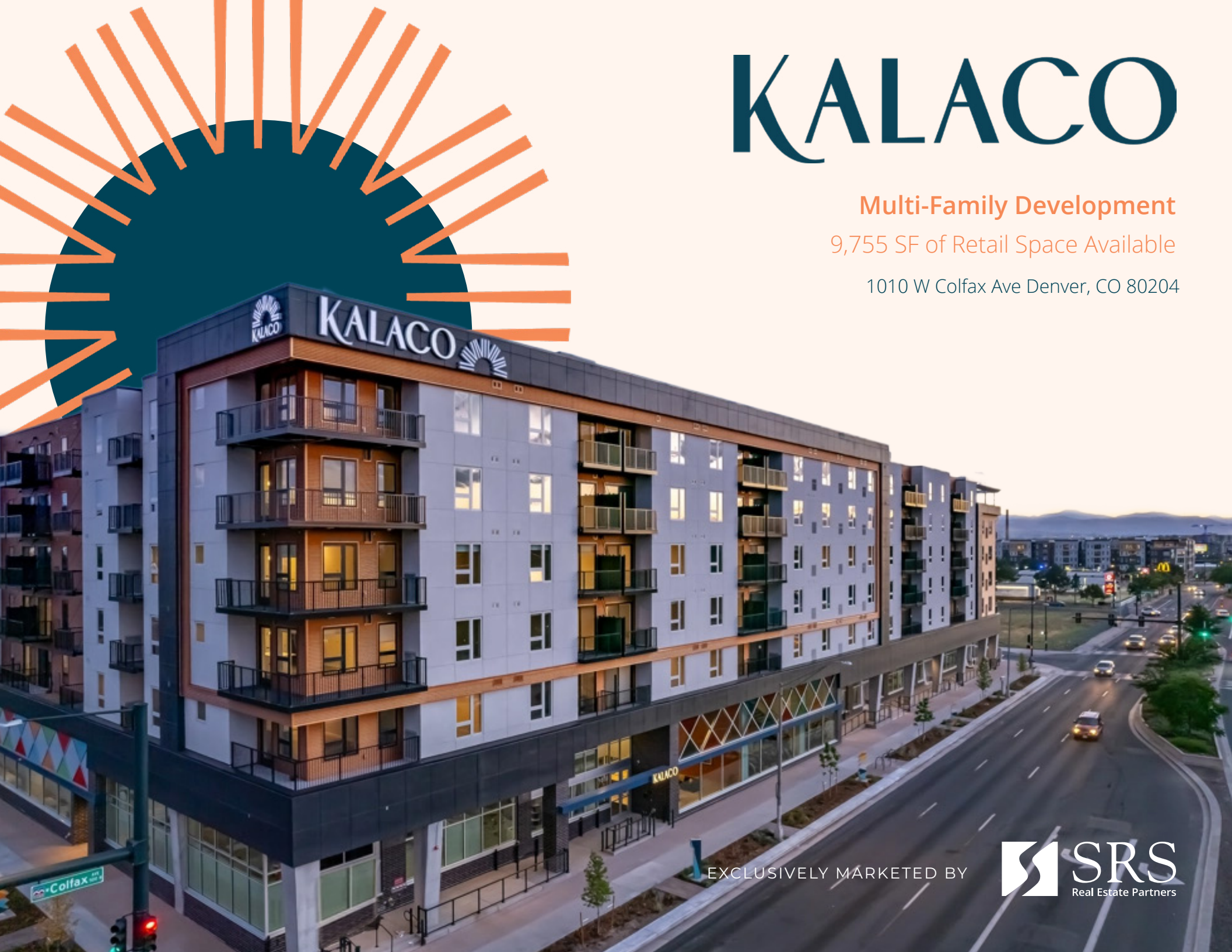


# KALACO

Multi-Family Development

9,755 SF of Retail Space Available

1010 W Colfax Ave Denver, CO 80204



EXCLUSIVELY MARKETING BY



# NEIGHBORHOOD ATTRACTIONS



## The Art Disctrict

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- Art Studios, Galleries, Artist Cooperatives, Theatres, Museums, Murals - all representing hundreds of artists at any given time
- From Salvadoran to Jamaican to Mexican, the Art District is known for international cuisine from all corners of the world
- From monthly First Friday Art Walks to summer outdoor films and plenty of art exhibits, the Art District attracts thousands of visitors every year

## Colorado Convention Center | Denver Center for Performing Arts

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- The Colorado Convention Center is 2,200,000 SF, construction has started on a 300,000 SF expansion which will make it the 7th largest CC in the country
- Within walking distance to more than 13,000 hotel rooms the Colorado Convention Center was host to more than 140 events in 2022
- DCPA is one of the nation's largest non-profit theatre organizations. They produced 19 ticketed events and sold over 129,465 tickets in 2022

## Sports & Entertainment

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- Ball arena is home to the Denver Nuggets, Colorado Avalanche and Colorado Mammoth, it also hosts more than 250 events each year
- Empower Field is Home to the Denver Broncos and can accommodate 76,125 fans on five levels
- Elitch Gardens is a 62 acre amusement and water park that sees over 1,000,000 visitors per year

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**Art District on Santa Fe**

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**Auraria Campus**

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# Trade Area

Denver, CO







# Site Plan

## Floor 1

- Northwest Retail
- Northeast Retail
- Kalaco Apartments Amenities & Lobby
- Walk-up Units



# Site Plan

Retail | Floor 1

COLFAX AVE



Northwest Retail  
6,928 SF (CAN BE DEMISED)

Northwest Retail Patio  
1,696 SF

Northeast Retail  
2,827 SF

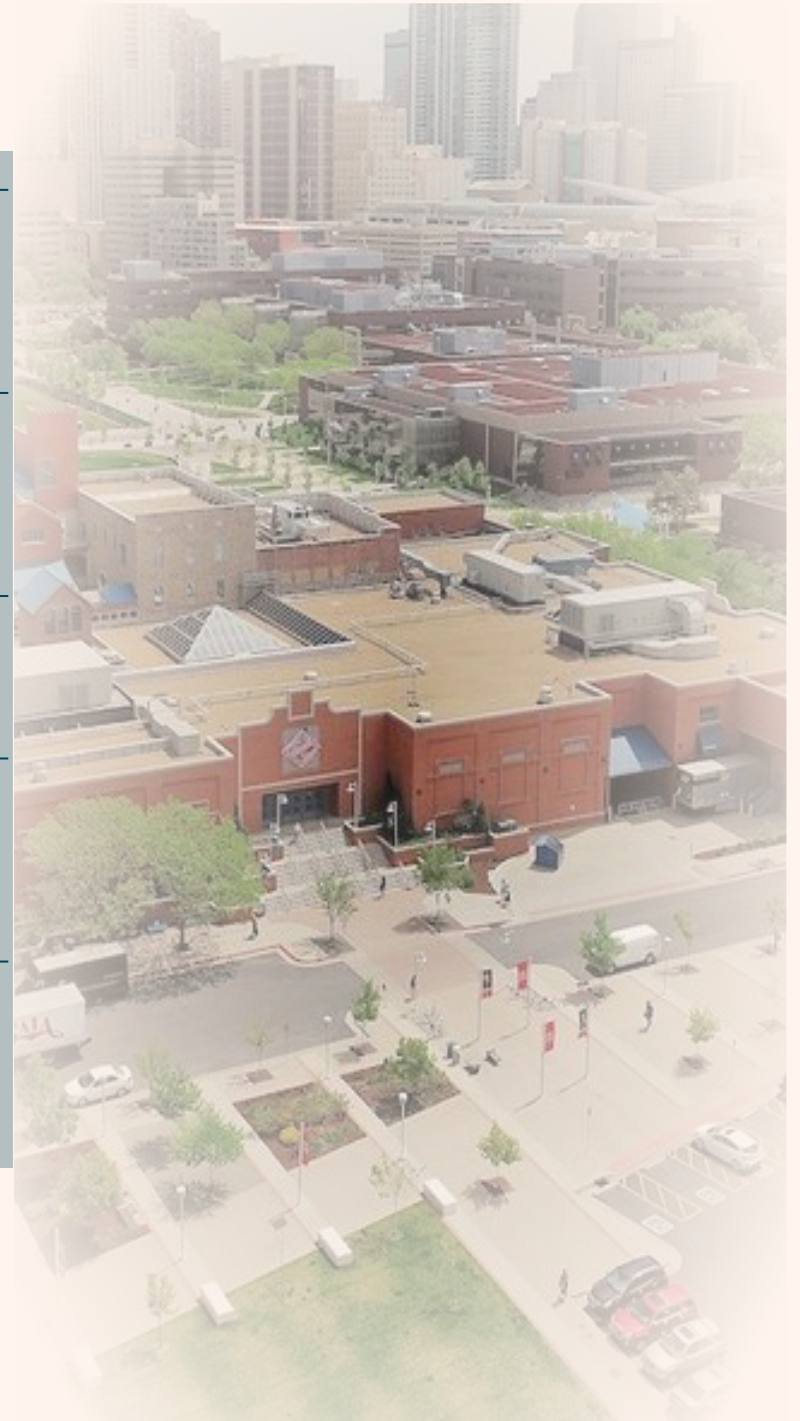
Northeast Retail Patio  
729 SF

# Demographics

## Denver, CO

Population	1 Mile	3 Miles	5 Miles
2023 Estimated Population	29,432	253,303	511,982
2028 Projected Population	35,835	274,271	536,811
Projected Annual Growth 2023 to 2028	4.02%	1.60%	0.95%
Daytime Population			
2023 Daytime Population	162,487	393,947	678,215
Workers	152,440	306,052	475,920
Residents	10,047	87,895	202,295
Income			
2023 Est. Average Household Income	\$121,138	\$126,610	\$124,568
2023 Est. Median Household Income	\$77,036	\$85,139	\$82,363
Households & Growth			
2023 Estimated Households	17,027	132,892	243,124
2028 Projected Households	21,030	145,949	258,453
Projected Annual Growth 2023 to 2028	4.31%	1.89%	1.23%
Race & Ethnicity			
2023 Est. White	68%	67.4%	64.3%
2023 Est. Black or African American	8%	5.7%	5.4%
2023 Est. Asian or Pacific Islander	4.8%	3%	3.2%
2023 Est. American Indian or Native Alaskan	1.4%	1.6%	1.7%
2023 Est. Hispanic	20%	25.2%	29.2%

SOURCE







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