

# 1394

# S ACOMA ST

DENVER, CO 80223

SALE PRICE

**\$2,245,000** ~~\$2,475,000~~



## PRICE REDUCTION!



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 **UNIQUE**  
PROPERTIES

 **TCN**  
REAL ESTATE SERVICES

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# PROPERTY HIGHLIGHTS

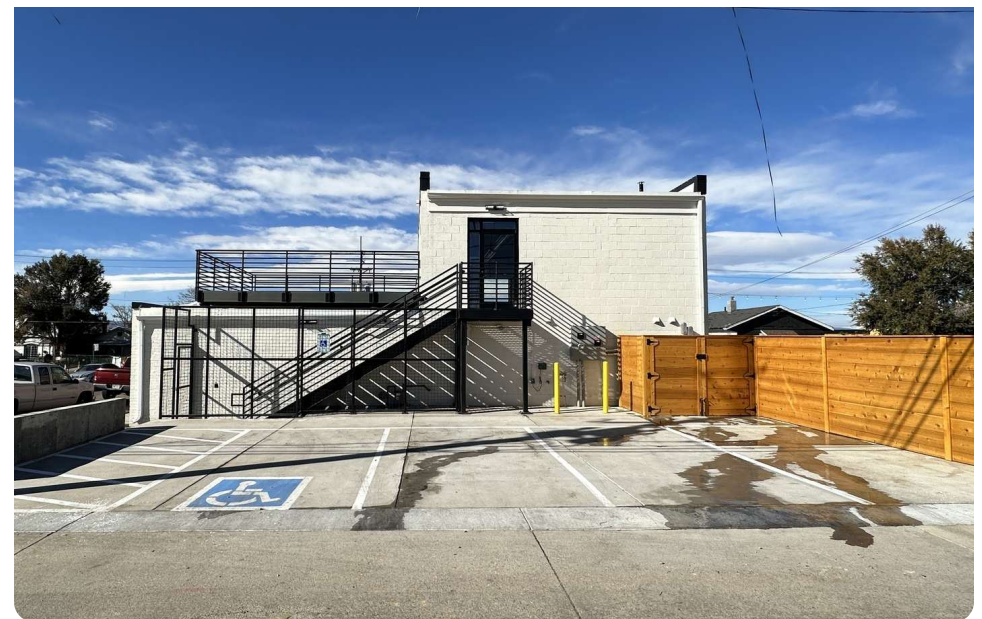
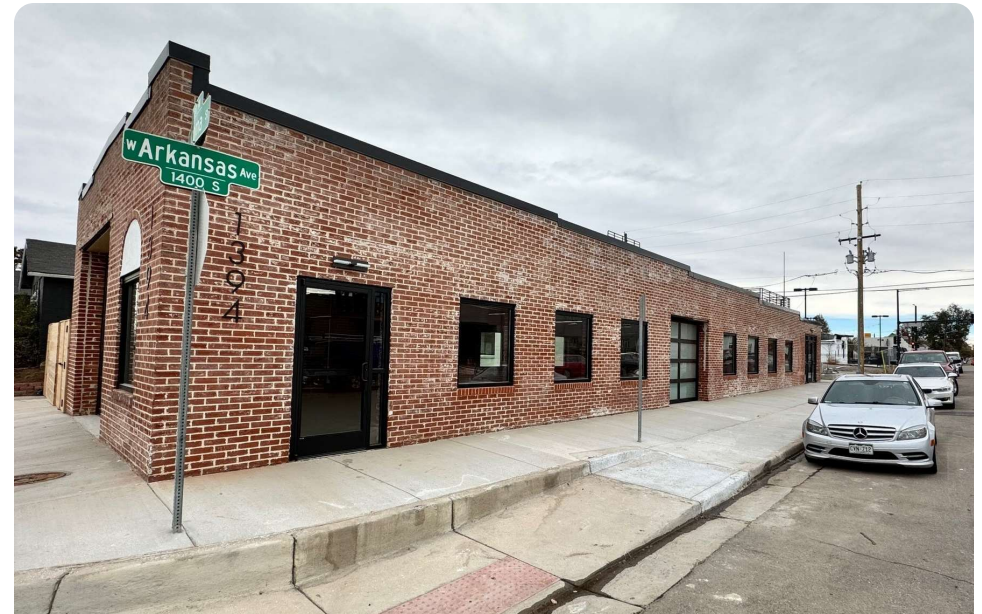
Sale Price	\$ 2,245,000 <del>\$2,475,000</del>
Available SF	4,524 SF
Unit A (Ground Floor)	3,455 SF Patio: 1,275 SF
Unit B (Second Floor) LEASED	1,069 SF Rooftop Patio: 300 SF
Lot Size	6,250 SF (0.14 AC)
Year Renovated	2023
Property Taxes (2023)	\$10,366
Zoning	I-A

## PROPERTY DESCRIPTION

Unique Properties is pleased to present this free standing Office/Retail opportunity to qualified users. 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.

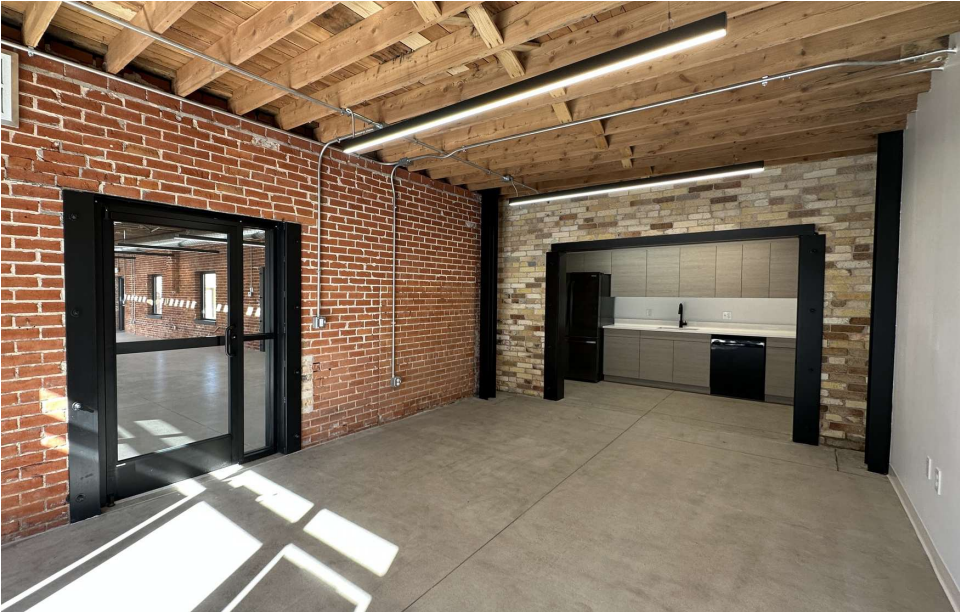
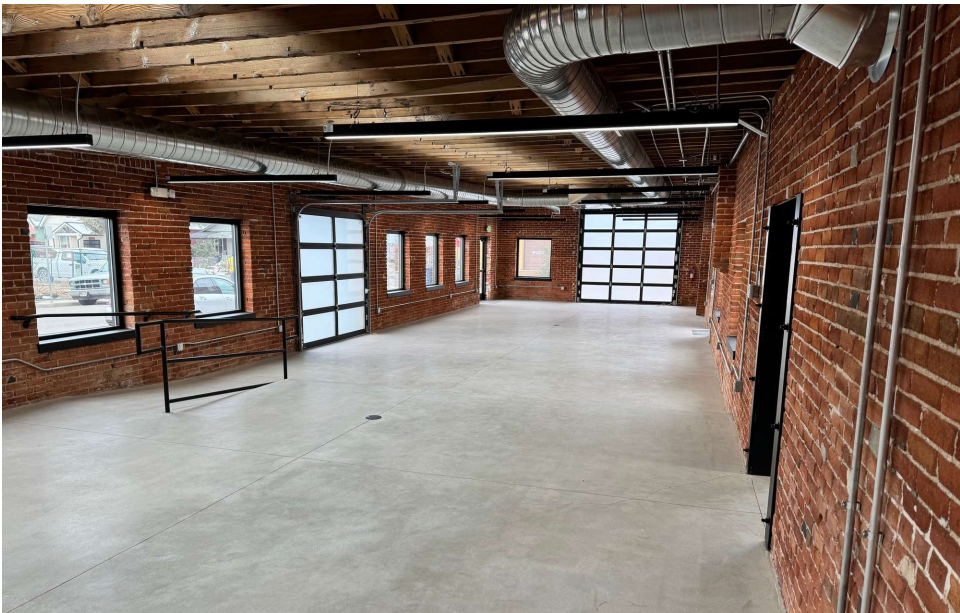
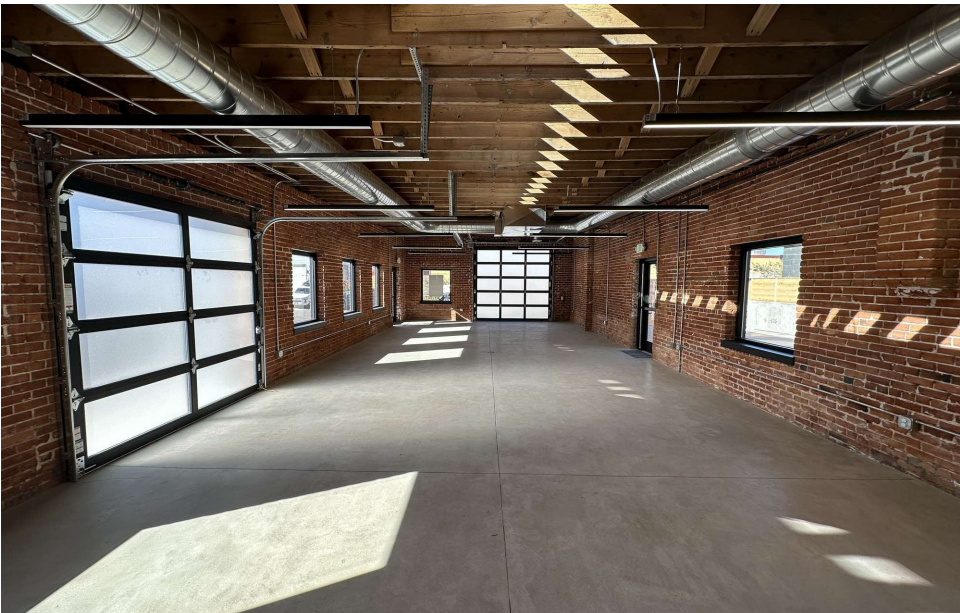
The property can be split into two separate units or occupied as a whole. The building provides parking, a rooftop terrace, and a patio area. The area has ongoing development and is located just south of the Gates development.

- Renovated 2023 with 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
- Unit B is leased through September of 2025 at \$3,741.50 per month + NNN's.





# ADDITIONAL PHOTOS



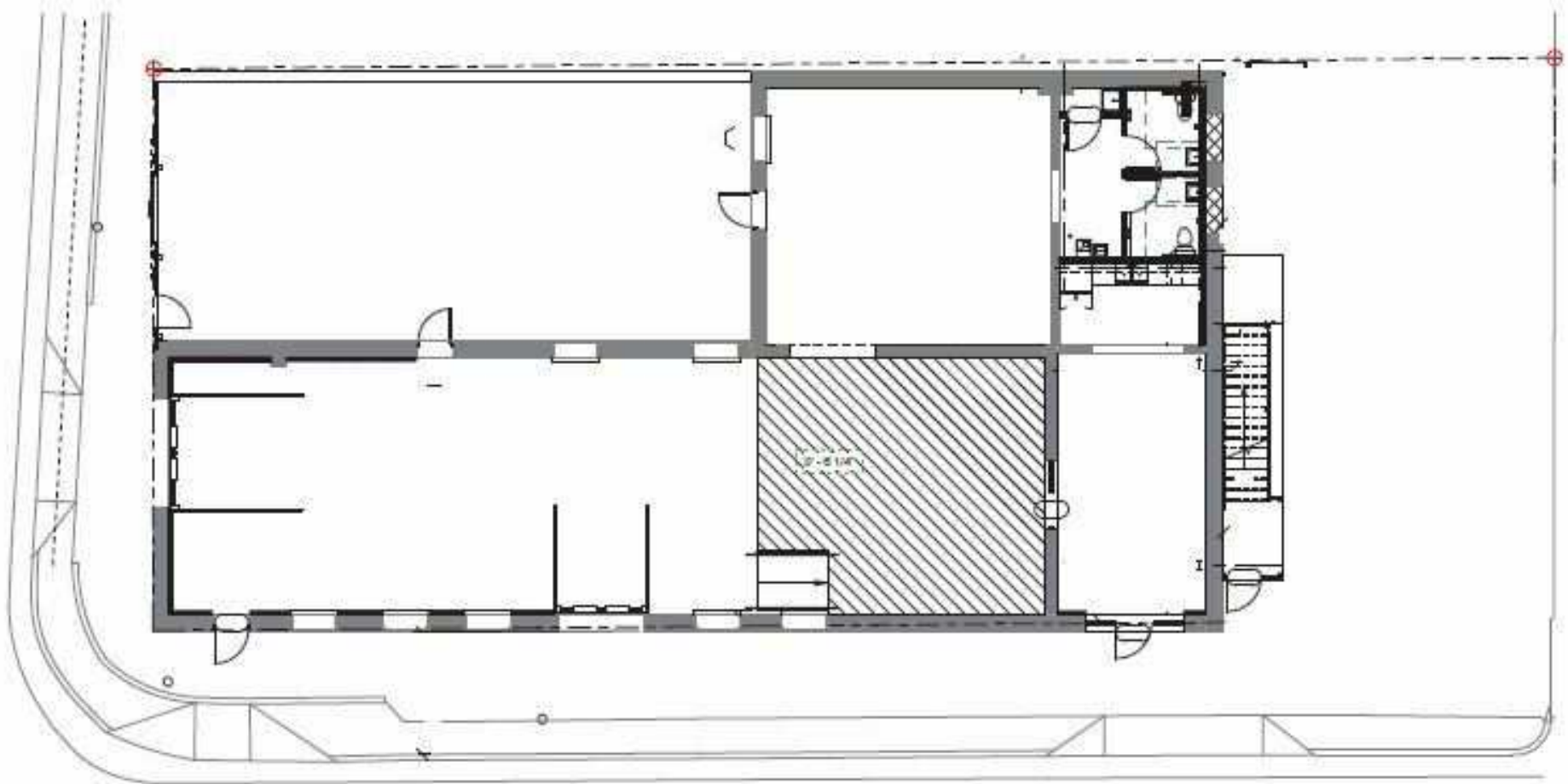


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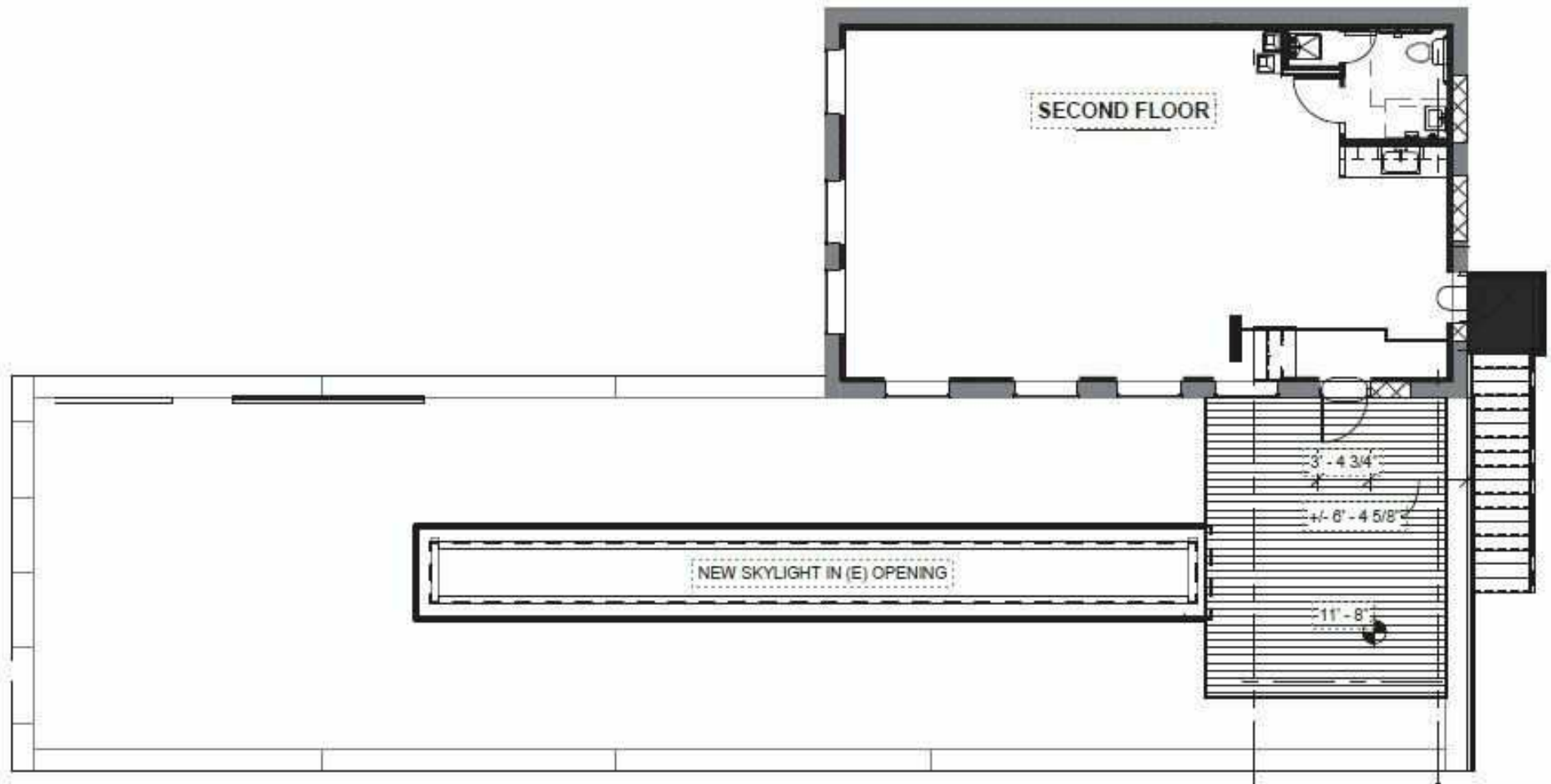


# UNIT A FLOOR PLAN





# UNIT B FLOOR PLAN





# RETAIL MAP





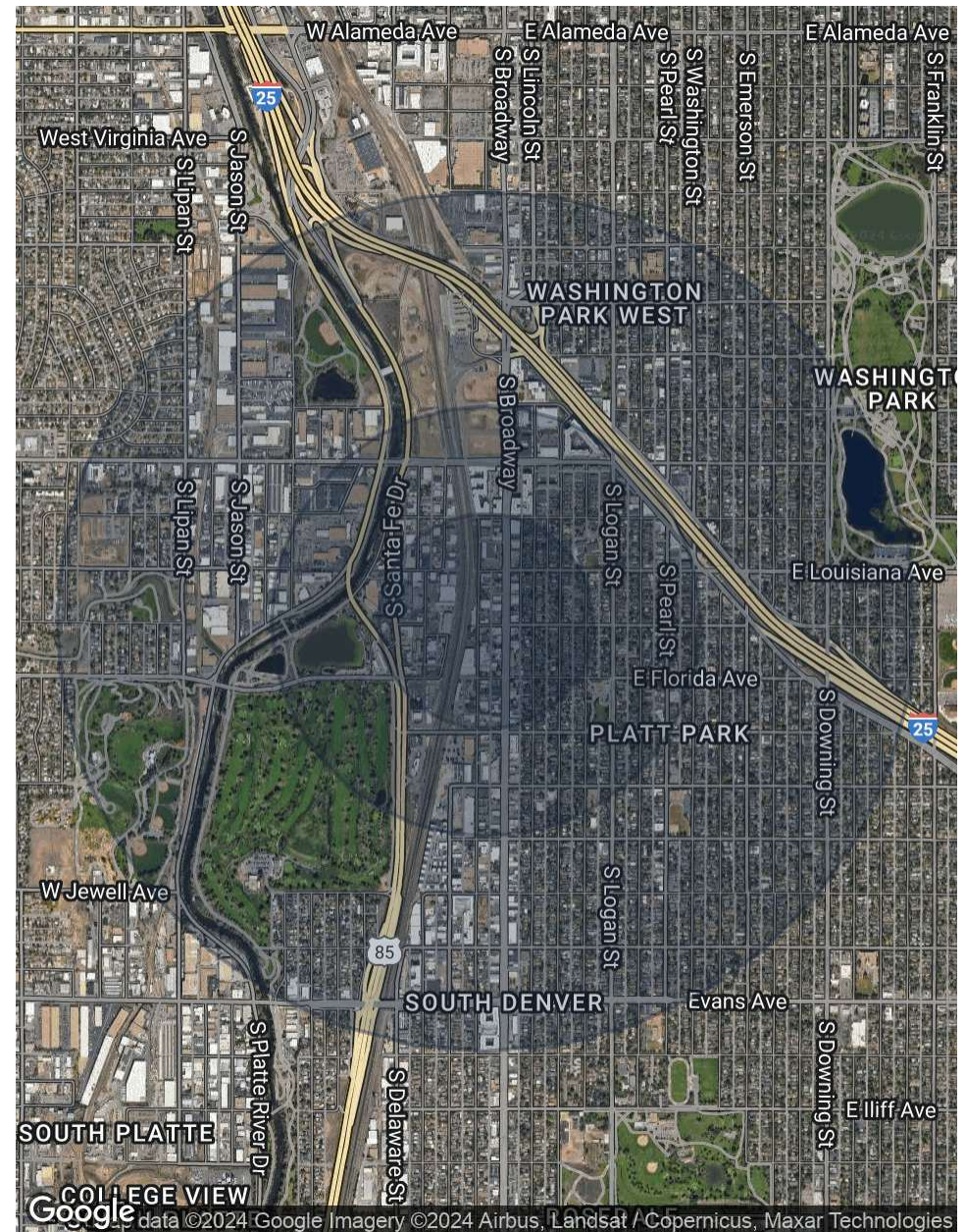
# DEMOGRAPHICS MAP & REPORT

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)







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