



**Kentwood**  
Commercial

**1770**

**S ACOMA STREET  
DENVER, COLORADO**

**FOR SALE - 5,280 SF Industrial Property + Secured Yard**

*Owner / User Opportunity  
off of South Broadway in Denver*

**Todd Snyder  
Senior Commercial Advisor**

303.704.6322  
ToddS@KentwoodCommercial.com

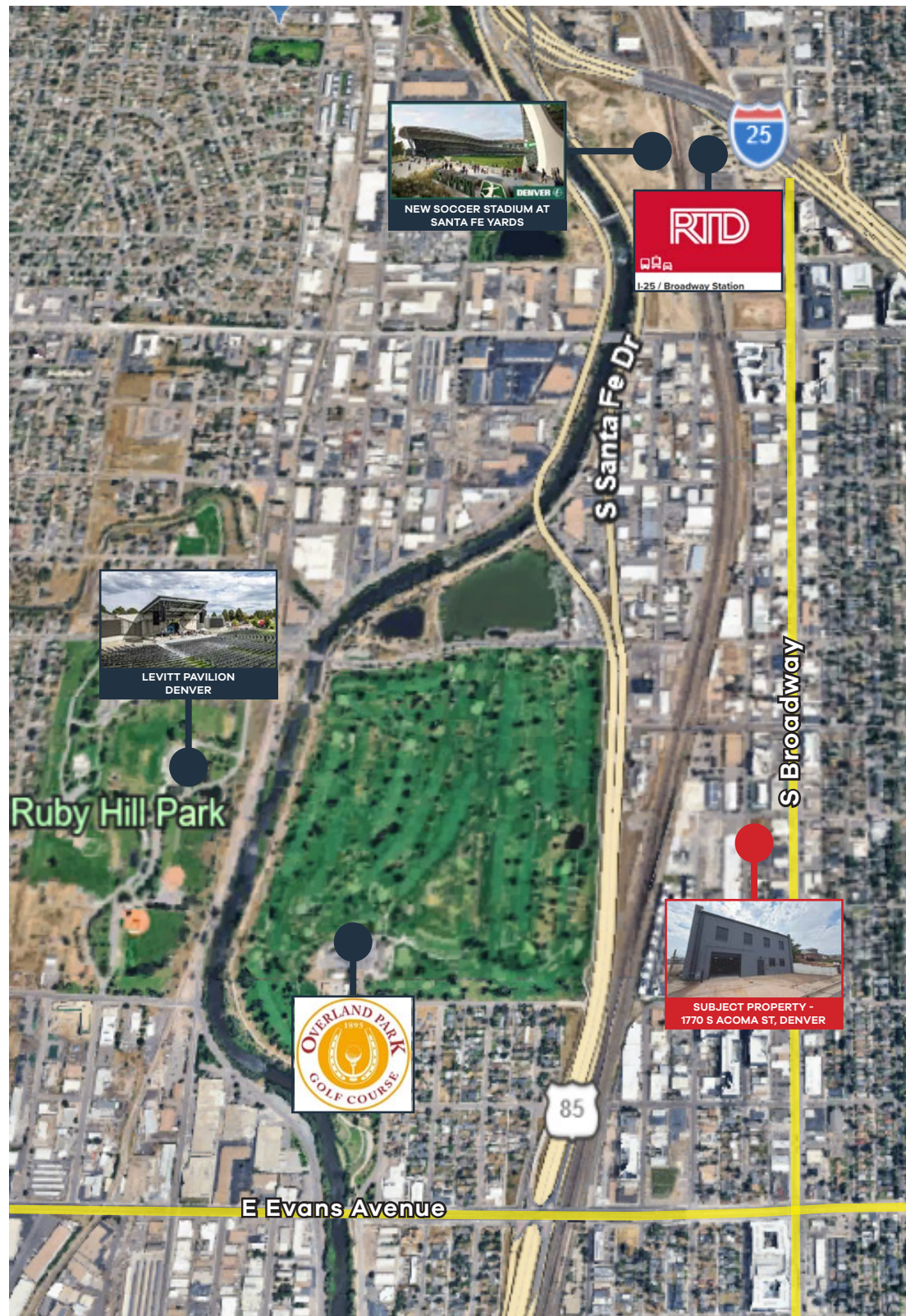
# EXECUTIVE SUMMARY

This highly functional, two-story industrial property offers a rare combination of features, location, and recent capital improvement. Situated in the true center of the Denver-metro area, the property provides excellent access to major arterial roads, public transit, and vibrant surrounding neighborhoods and amenities.

SALES PRICE	\$1,200,000
BUILDING SIZE	5,280 SF
TOTAL LAND SIZE	6,248 SF
FENCED-IN YARD	2,250 SF (50' x 45')
PROPERTY TYPE	Industrial/Warehouse
YEAR BUILT	1962 (Renovated in 2026)
ZONING	I-A (Light Industrial)

## Property & Location Highlights

- » Extremely rare two-story building with drive-in doors on each level and 12+ ft ceiling heights
- » Fenced, secured yard measuring ~2,250 SF (50' wide x 45' deep)
- » Two brand-new LiftMaster electric and wifi-capable roll up doors (8' tall x 9' wide)
- » New electric system installed in 2026: 400-600 AMP; 3-Ph/4W, 120-208 Volts (to be independently confirmed)
- » 7 New forced-air HVAC units installed in 2024
- » Roof replaced in 2019 - in excellent condition
- » Newly remodeled restrooms (men's and women's)
- » 7-Camera remote security system installed in 2026
- » Central Denver location with immediate access to I-25, Broadway, Santa Fe Drive, Evans Avenue, and the Washington Park, Platt Park, Harvard Gulch, and DU neighborhoods
- » Walkable to the I-25/Broadway Light Rail Station and the South Broadway corridor's popular restaurants, breweries, coffee shops, and retail amenities



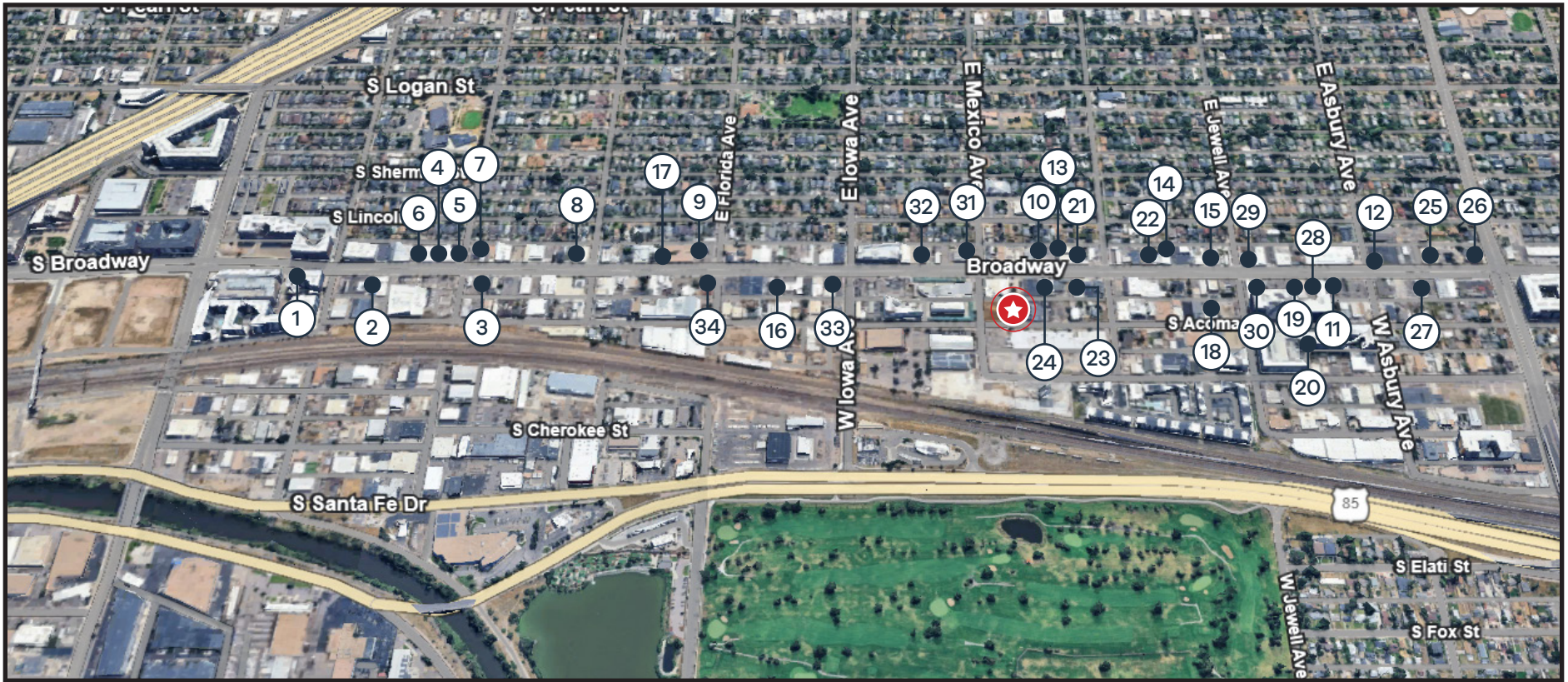
# EXTERIOR PHOTOS



# INTERIOR PHOTOS



# AREA MAP



## AREA AMENITIES

### DINING/BARS

- 1 Somebody People
- 2 Joy Hill Denver
- 3 GB Fish & Chips
- 4 Adelitas Cocina Y Cantina
- 5 Maria Empanada
- 6 Monolith Brewing
- 7 Tikka & Grill, Nepali & Indian Food
- 8 Dive Inn
- 9 Snarf's Sandwiches
- 10 Public Offering Brewing
- 11 The Brutal Poodle
- 12 Breakfast Palace

### COFFEE/CONFECTIONS

- 13 Corvus Coffee Roasters
- 14 Goldfinch Coffee
- 15 Azucar Bakery
- 16 Vivid Minds Cafe
- 17 Capital Tea

### WELLNESS & RECREATION

- 18 Black Twenty-One Boxing Club
- 19 Performance 360
- 20 The Vault - Colorado
- 21 Karma Yoga Center
- 22 Denver Kung Fu

### RETAIL/SERVICES

- 23 Meier Skis - Ski Shop
- 24 Fashionation - Clothing Store
- 25 Autozone Auto Parts
- 26 Huntington Bank
- 27 Sobo Liquors
- 28 Birch Salon
- 29 Platt Park Veterinary Hospital
- 30 Second Wind Sports
- 31 Shell
- 32 Meineke Car Care Center
- 33 7-Eleven
- 34 Fortune Cat Barbershop



# SOUTH BROADWAY CORRIDOR

The South Broadway Corridor is one of Denver’s most established and sought-after commercial districts, offering a unique blend of historic character, urban energy, and continued investment. Renowned for its eclectic mix of independent restaurants, breweries, coffee shops, cocktail bars, live music venues, fitness studios, boutique retailers, and neighborhood services, the corridor has become a destination for both residents and visitors. The surrounding neighborhoods—including Baker, Overland, Platt Park, Rosedale, Washington Park, and Harvard Gulch—provide a strong residential base that supports year-round business activity and a vibrant pedestrian environment.

Strategically positioned near the intersection of I-25, Broadway, Santa Fe Drive (US-85), and Evans Avenue, the corridor offers outstanding regional connectivity and convenient access to Downtown Denver, the Denver Tech Center, and the greater metropolitan area. The nearby I-25/Broadway Light Rail Station provides direct RTD service throughout the metro region, making the area highly accessible for employees, customers, and visitors alike.

The neighborhood continues to benefit from significant public and private investment, highlighted by the new professional soccer stadium at Broadway and I-25, which is expected to further energize the area with new retail, entertainment, hospitality, and mixed-use development. Additional nearby attractions include Levitt Pavilion at Ruby Hill Park, an acclaimed outdoor concert venue hosting dozens of free performances each year, as well as Washington Park and the University of Denver. Combined with its exceptional transportation access, diverse amenities, and ongoing redevelopment, the South Broadway Corridor remains one of Denver’s premier locations for businesses, owner-users, investors, and creative commercial users seeking a highly visible and amenity-rich urban environment.

<b>WALK SCORE</b>	75 ('Very Walkable')
<b>BIKE SCORE</b>	74 ('Very Bikeable')
<b>TRANSIT SCORE</b>	63 ('Good Transit')

## DEMOGRAPHICS

<b>Population</b> 2025	1 mi	14,852	<b>Average Household Income</b>	1 mi	\$168,385	<b>Daytime Businesses</b>	1 mi	1,457
	2 mi	72,621		2 mi	\$141,386		2 mi	4,898
	3 mi	172,805		3 mi	\$128,621		3 mi	15,046
<b>Median Age</b>	1 mi	37.3	<b>Daytime Employees</b>	1 mi	11,115	<b>Consumer Spending</b>	1 mi	\$275,925,795
	2 mi	36.2		2 mi	37,179		2 mi	\$1,138,090,756
	3 mi	37.2		3 mi	113,591		3 mi	\$2,629,137,899

# Disclosure

All information deemed reliable but not guaranteed and should be independently verified. All properties are subject to prior sale, change or withdrawal. Neither listing broker(s) nor Kentwood Commercial/Kentwood Real Estate shall be responsible for any typographical errors, misinformation, misprints and shall be held totally harmless.

This Offering Memorandum is not intended to provide a completely accurate summary of the Property. All financial projections are believed to be accurate but may be subject to variation depending on but not limited to the market.

Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. Kentwood Commercial/Kentwood Real Estate and Property Owner has not made or will make any representations or warranties, expressed or implied, as to the accuracy or completeness of the Offering Memorandum and no legal commitment or obligation shall arise by reason of the Offering Memorandum. Analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of any interested parties.

Kentwood Commercial/Kentwood Real Estate and Property Owner reserve the right, at their own sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or terminate discussions with any entity at any time with or without notice at any time. The Owner shall have no legal commitment or obligations to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until said contract is approved by the Owner and mutually-executed by all parties to the contract, and any conditions to the Owner obligations thereunder have been satisfied or waived.



# 1770

S ACOMA STREET  
DENVER, COLORADO

PRESENTED BY: \_\_\_\_\_

**Kentwood**

Commercial

**Todd Snyder**  
Senior Commercial Advisor

303.704.6322  
[ToddS@KentwoodCommercial.com](mailto:ToddS@KentwoodCommercial.com)