



1028

BANNOCK STREET

DENVER, COLORADO

Redevelopment Opportunity
in the Heart of the Golden Triangle

Kentwood
Commercial

PROPERTY TOUR & OFFER SUMMARY

Property Tours

All interested parties must be accompanied by a member of the Listing Team. Twenty-Four (24) hours notice must be given in order to confirm all property tours and can be scheduled by contacting one of the Brokers below.

Offer Submission

All offers must be submitted on a State of Colorado approved purchase contract or on a contract written by an licensed attorney with all purchase terms to include: sales price, earnest money amount, financing terms, any contingencies and a closing date. Earnest money shall be payable to and held by Land Title Guarantee Company.

PRESENTED BY:



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EXECUTIVE SUMMARY

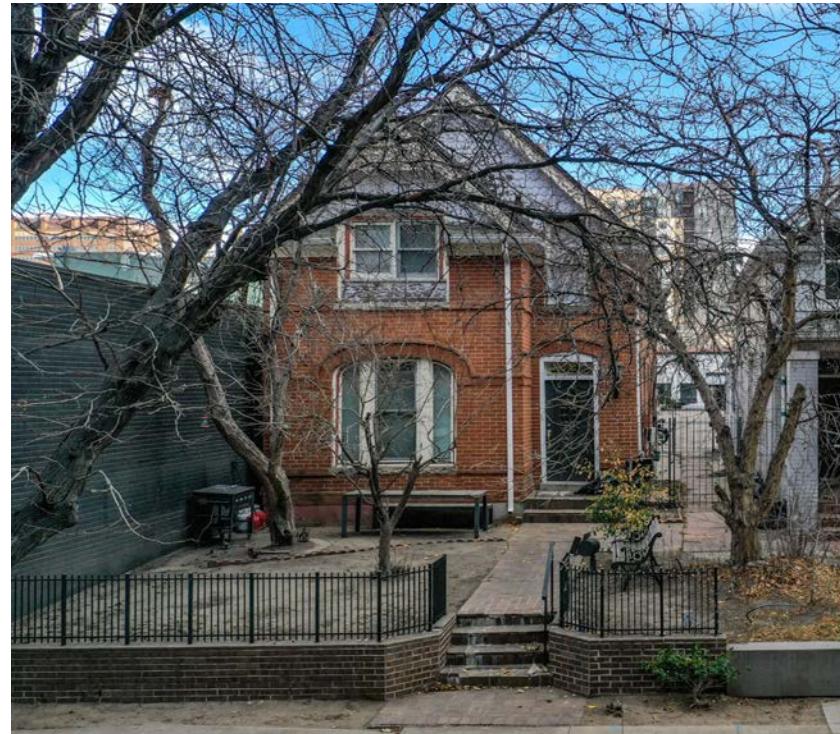
PRIME REDEVELOPMENT OPPORTUNITY IN THE GOLDEN TRIANGLE

This rare redevelopment opportunity is situated in the heart of Denver's Golden Triangle neighborhood, one of the city's most sought-after urban districts. The offering includes a 3,750 square foot lot for sale, with an additional adjacent 3,750 square foot lot available, allowing for expanded development potential or phased planning. The site is currently improved with a two-story residential home, creating immediate flexibility to occupy or lease the existing structure and generate interim income while entitlements and development plans are finalized. Zoned D-GT, the property supports higher-density urban development consistent with the neighborhood's mix of residential, office, and mixed-use projects.

Located just blocks from downtown Denver, Civic Center Park, and the area's renowned museums, the property is surrounded by a dense concentration of retail, restaurants, bars, and shopping, and benefits from strong demographics, excellent walkability, and proximity to major transit corridors—making it a compelling opportunity for developers and investors seeking long-term value in a premier central Denver location.

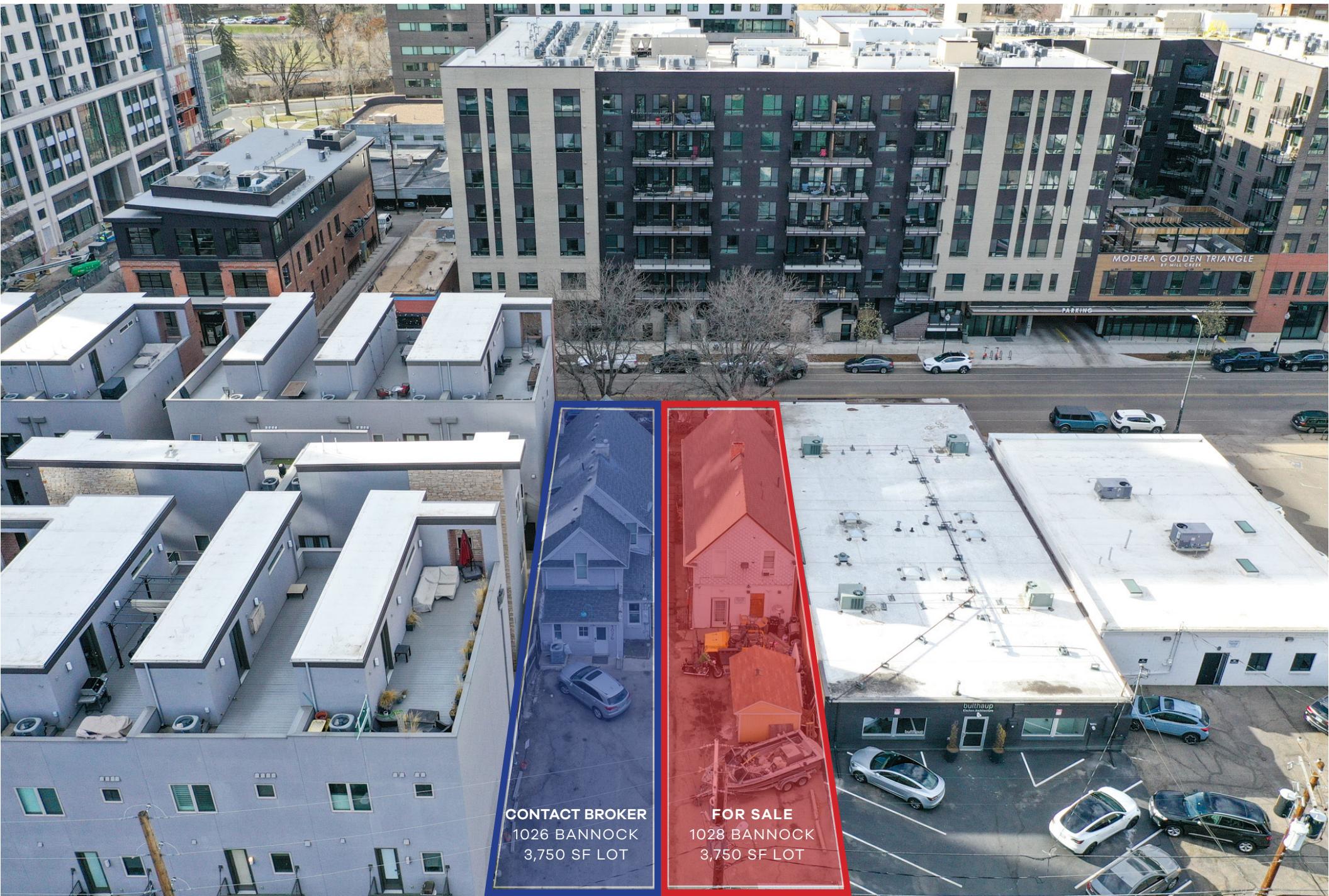
Property Highlights

- » 3,750 SF lot for sale with an additional 3,750 SF adjacent lot available*
- » Zoned D-GT, allowing for higher-density urban development
- » Existing two-story residential home on site - Ability to occupy or lease the current structure for interim income
- » Surrounded by retail, restaurants, bars, shopping, and cultural institutions
- » Strong area demographics and long-term growth potential
- » Excellent walkability and access to major transit corridors
- » Blocks from downtown Denver and Civic Center Park



LIST PRICE	\$750,000
BUILDING SIZE	2,046 SF
TOTAL LAND SIZE	3,750 SF*
PROPERTY TYPE	Redevelopment
CONSTRUCTION	Masonry
ROOF	Sloped
STORIES	2
PARKING	Off-Street
SUBMARKET	Golden Triangle
ZONING	D-GT
LEGAL	L 28 BLK 2 WHITSITTS ADD

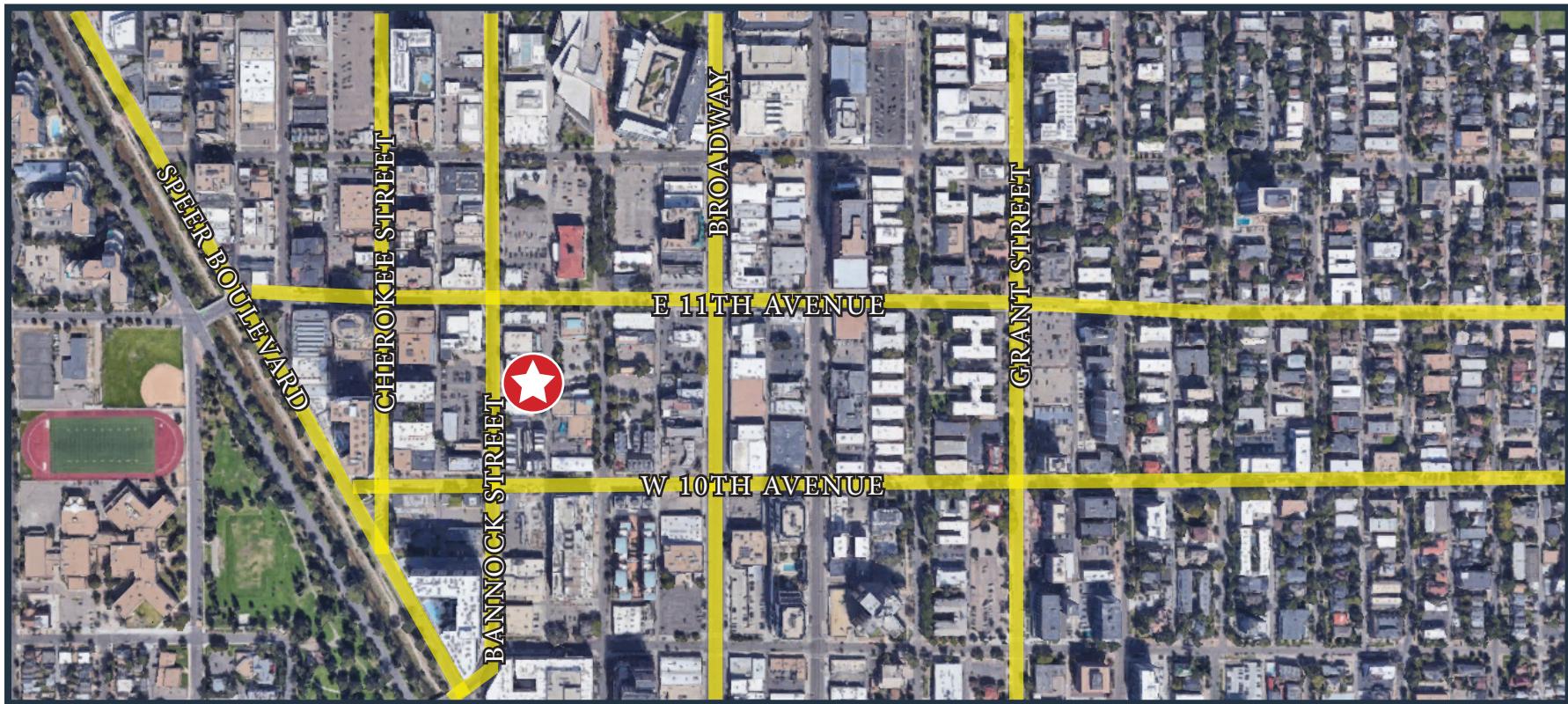
PROPERTY LOCATION



AERIAL LOCATION



AREA MAP



AREA HIGHLIGHTS

DINING/BARS/COFFEE

Cap City Tavern
Lo Stella Ristorante
Fire Restaurant and Lounge
The 9th Door
Charlie Brown's Bar n'Grill
Torchy's Tacos
Denver Pizza Company
Leven Deli Co
Cherry Bean Coffee
Sky Tea
Metropolis Coffee House
Bannock Street Garage

ENTERTAINMENT

Denver Art Museum
Colorado Center of History
Civic Center Park
Ball Arena
Coors Field

HOTELS/LODGING

The Art Hotel
The Acoma House
Element Denver Downtown
Capitol Hill Bed n'Breakfast
Staybridge Suites

RETAIL/SERVICES

Modern Nomad Home
Sacred Thistle
Plant Garage
Alto Pharmacy
Capitol Market
Circle K
PNC Bank
Define Hair Salon
The City - Nail Bar & Lash
Total Body Wellness
Fitness in the City
Summit Strong



GOLDEN TRIANGLE

The Golden Triangle is one of Denver's most dynamic and culturally rich neighborhoods, located just south of downtown and bordered by Civic Center Park, Speer Boulevard, and Colfax Avenue. Anchored by the Denver Art Museum, Clyfford Still Museum, and History Colorado Center, the area is widely recognized as Denver's arts district, offering residents immediate access to museums, galleries, public art, and year-round cultural events. The neighborhood features a distinctive mix of historic buildings, mid-century structures, and contemporary residential developments, creating a unique urban character. Walkability is a hallmark of the Golden Triangle, with cafés, breweries, restaurants, and everyday conveniences easily accessible on foot, while nearby trails and green spaces provide outdoor recreation options. With its central location, strong transit connectivity, and blend of culture, history, and modern city living, the Golden Triangle appeals to those seeking an energetic, sophisticated urban lifestyle.

Bike Score	97 'Biker's Paradise'
Walk Score	94 'Walker's Paradise'
Transit Score	64 'Good Transit'

DEMOGRAPHICS

Population 2024	1 mi	45,530	Average Household Income	1 mi	\$96,987	Daytime Businesses	1 mi	7,021
	2 mi	132,449		2 mi	\$109,395		2 mi	18,288
	3 mi	252,722		3 mi	\$115,575		3 mi	27,000
Renter Occupied Households	1 mi	21,914	Daytime Employees	1 mi	92,610	Consumer Spending	1 mi	\$777,050,779
	2 mi	58,498		2 mi	194,834		2 mi	\$2,370,293,908
	3 mi	90,730		3 mi	261,360		3 mi	\$4,346,209,751

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.



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