



FOR SALE

ONE OF A KIND RETAIL PROPERTY

1000 Acoma Street offers an owner/user a unique opportunity to own / redevelop a single story, 1,012 rsf Retail Building on a corner site with private outdoor space overlooking the planned Acoma Street Segment of the 5280 Trail.



Price	\$550,000
Building	1,012 rsf
Site	3,125 sf
Year Built	1937
Zoning	D-GT
Price per sf Land	\$176.00

- **Golden Triangle Creative District**
- **Gateway Site to the 5280 Trail's Acoma Segment**
- **High Visibility Neighborhood Anchor**

Contact Broker for more information and showing. Do not disturb tenant.

Century Real Estate Advisors

Brent Snyder

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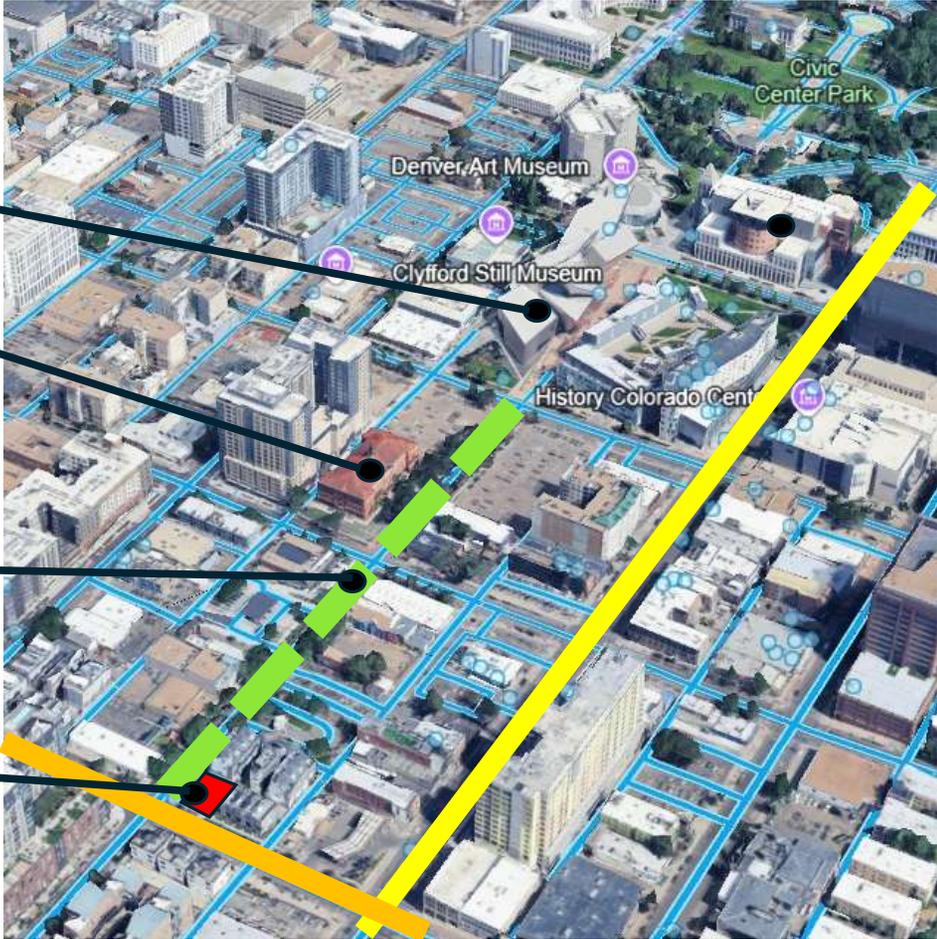
NEIGHBORHOOD

**DENVER
ART
MUSEUM**

**EVANS
SCHOOL**

**5280
TRAIL /
ACOMA
STREET**

**1000
ACOMA**



- OFF STREET LOADING
- FENCED PATIO
- 2 CURB CUTS
- 3,125 SF SITE
- 1,012 SF BUILDING



The Golden Triangle neighborhood is home to the best of Denver Institutions, Government Access, Premium residential and dining.

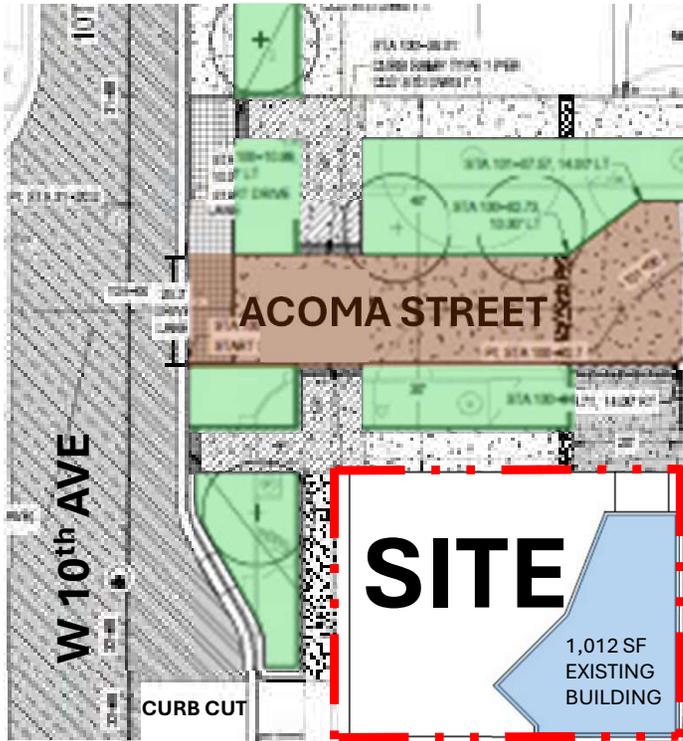


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5280 Trail - Acoma Segment



FILLMORE PLAZA



CHERRY CREEK ARTS FESTIVAL



LoHi BOULDER STREET



PEARL STREET MALL

1000 Acoma is a gateway parcel to the Acoma Street Segment of the 5280 Trail

A new two block long neighborhood amenity that will serve as a centerpiece of the Golden Triangle Neighborhood and new partner with the Museums and Cultural amenities in the Civic Center district.

Modeled after other neighborhood festival streets, this airy open space configuration is conducive to retail, restaurant or high-profile events & uses.



LARIMER SQUARE

All information contained in this brochure has been obtained from sources deemed reliable. No warranties are made with respect to accuracy. Buyer should conduct its own due diligence and seek expert opinions as deemed necessary.

GATEWAY TO THE 5280 TRAIL



5280 TRAIL - ACOMA STREET IMPROVEMENTS PLAN CONSTRUCTION COMPLETION Q4, 2027

IMAGE: CITY OF DENVER 5280 TRAIL ACOMA SEGMENT 2025