

SUMMIT HOUSE

MSU Denver Summit House on the Auraria Campus
1405 11th Street | Denver, CO 80204

Join Auraria's Living and Learning Hub project, and MSU Denver's first-ever student housing development

2027
DELIVERY

SUMMER
2026
TENANT
DELIVERY

FOR LEASE

±7,500 RSF Ground Floor Retail
plus Potential For Significant
Outdoor Space

AURARIA
CAMPUS



For leasing information, contact

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 ZALL
COMMERCIAL REAL ESTATE

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Summit House is a transformative 200,000 SF mixed-used development located on the Auraria Campus, home to Metropolitan State University of Denver.

This 12-story project will deliver 550+ student beds and a vibrant, built-in customer base in the heart of downtown Denver.

NEARBY ANCHORS & TRAFFIC DRIVERS

Ball Arena • MSU Denver • Larimer Square • SpringHill Suites Denver Downtown
CU Denver • Community College of Denver

RETAIL OPPORTUNITY

- ±7,500 RSF plus potential for significant outdoor space, options to demise
- Ground-floor retail with high visibility along Auraria Parkway
- Ideal for restaurant users (QSR & full service)
- Designed as part of a larger “Living and Learning Hub”





PROXIMITY TO

STEPS FROM ONE OF DENVER'S LARGEST ENTERTAINMENT DESTINATIONS

Located just blocks from Ball Arena, the property benefits from year-round traffic driven by professional sports, concerts, and major events.

- Home to the **Denver Nuggets** and **Colorado Avalanche**
- Hosts **300+ events annually**, including concerts/national tours
- Arena capacity of up to **~20,000 attendees per event**

RETAIL ADVANTAGE

Restaurant and retail tenants benefit from layered demand:

- Game day + event surges (pre/post traffic)
- Daily population from new residents and nearby campuses
- Tourism and hotel-driven spending
- Future "all-day" neighborhood with built-in repeat customers

TRANSFORMATIONAL 55-ACRE REDEVELOPMENT >>>

A major, city-approved redevelopment surrounding Ball Arena is set to reshape this entire district into a vibrant, mixed-use neighborhood.

- 55-acre site being transformed from parking lots into a dense urban district
- **Connects the Auraria Campus to the Ball Arena** entertainment district through new pedestrian-friendly streets, bridges, and activated public spaces
- Up to 4–12 million SF of mixed-use development (residential, retail, office, hotel) with planned 6,000+ residential units creating a built-in population



SITE PLAN



DEMOGRAPHICS

SUMMIT HOUSE

1405 11th Street
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35,438

Population Within 1 Mile



20,365

Households Within 1 Mile



\$138,250

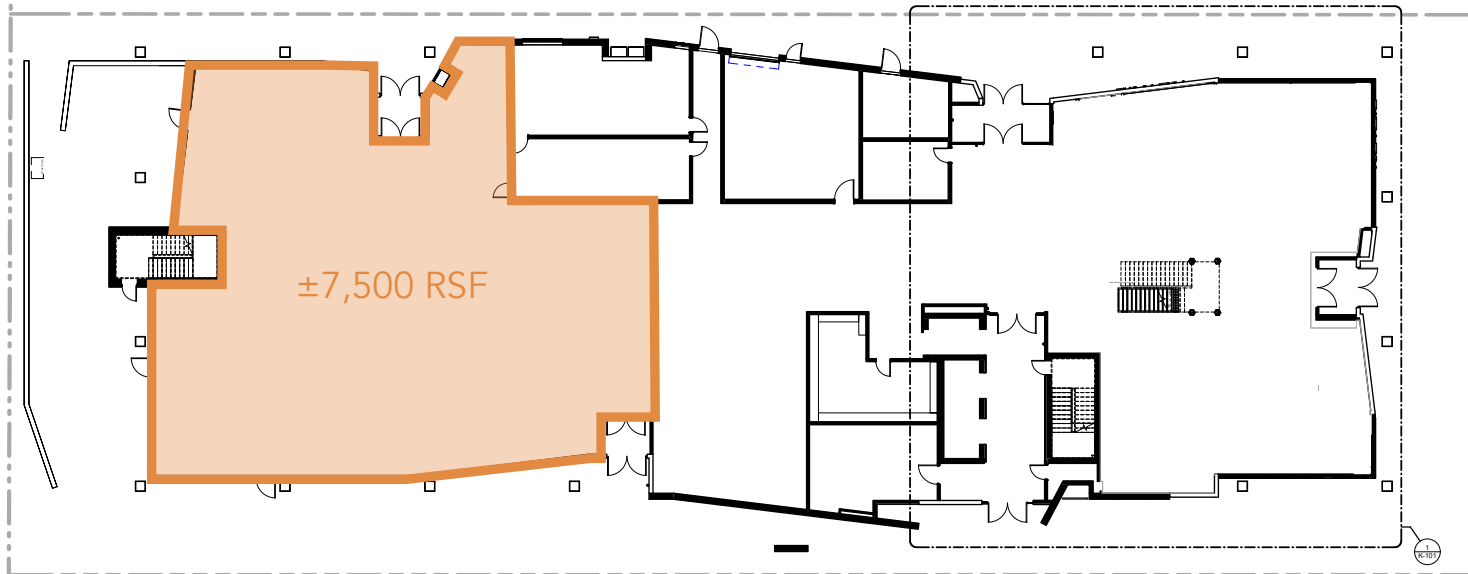
Avg. HH Income Within 1 Mile



65.5%

Bachelor Degree or Higher Within 1 Mile

RETAIL FLOOR PLAN



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AURARIA STATS

A Year-Round Destination:

3 Institutions Served

at Auraria Campus: Community College of Denver (CCD), Metropolitan State University of Denver (MSU Denver), University of Colorado Denver (CU Denver)

43,000

Campus population
(38,000 students + 5,000 staff)

2,000

Events at Auraria Campus each year

362

External partner events in 2025 including:

- The Christkindl Market
- Denver Food and Wine Festival
- St. Jude 5k
- American Cancer 5k
- Veg Fest
- Denver Burger Battle

And joining Spring 2026

- Outside Days
- AEG Concert Series

AREA STATS

300+

Ball Arena events per year

12K–18K Units

Walkable residential base

8,000+

Rental units listed within the broader Auraria/CU Denver radius

97 Walk Score

Walker's Paradise

- Light rail access
- Bike infrastructure
- Event-driven foot traffic

Traffic Counts

Speer Blvd: 45,000 VPD

Auraria Pkwy: 30,000 VPD



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