



RETAIL AVAILABLE FOR LEASE

GOLDEN TRIANGLE

MIXED-USE DEVELOPMENTS | DENVER, CO



QUARTERRA PROPERTIES

GOLDEN TRIANGLE | Denver, CO

- A Citizen**
140 W 10th Ave, Denver 80204
- B Kindred [Q1 2024]**
10th & Bannock
- C The Dryden [Q2 2024]**
11th & Bannock
- D Evans School EAST [Q2 2025]**
12th & Acoma



TRIANGLE
GOLDEN TRIANGLE
CREATIVE DISTRICT

[CLICK HERE](#)



For Informational Video About Denver's
Golden Triangle Creative District

QUARTERRA PROPERTIES

GOLDEN TRIANGLE | Denver, CO



RESIDENTIAL BUILDINGS

ID	LOCATION	UNITS
1	Parq on Speer.....	302
2	The Boulevard Apartments.....	290
3	Acoma.....	224
4	Via Denver.....	200
5	7/S Denver Haus.....	116
6	Gables Speer Boulevard.....	211
7	Moto Apartments.....	64
8	Archer Denver.....	318
9	The Beauvallon.....	211
10	Metropolitan Lofts.....	57
11	Citizen.....	393
12	1000 Grant The Burnsley.....	86
13	Belmont Buckingham Apartments.....	582
14	1000 Speer by Windsor Apartments.....	224
15	Prado Condos.....	108
16	1120 Delaware.....	48
17	Marquis on the Parkway.....	460
18	12th & Elati Residences.....	63
19	The Dryden.....	232
20	Broadway Residence at 1135.....	96
21	Cortland Cap Hill.....	197
22	Residences at Capital Heights.....	145
23	Eviva on Cherokee Apartments.....	294
24	Civic Lofts.....	176
25	TriVista on Speer.....	322
26	Inca Street Townhomes.....	112
27	Satori.....	24
28	Acoma Reserve.....	215
29	1200 Lincoln.....	155
30	1275 North Sherman Street.....	103
31	11th & Grant Condos.....	29



ID	LOCATION	UNITS
A	Citizen.....	393
B	Kindred.....	-
C	The Dryden.....	-
D	Evans school East.....	-

OVERVIEW

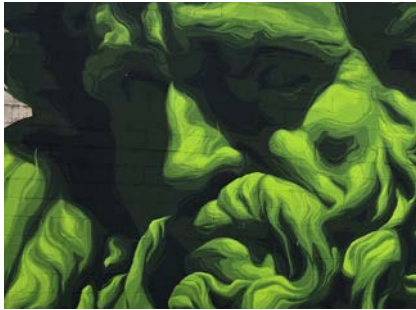
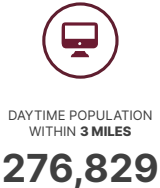
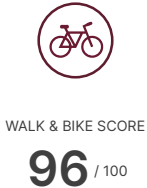


Quarterra (formerly LMC) is the 4th largest apartment developer in the U.S.

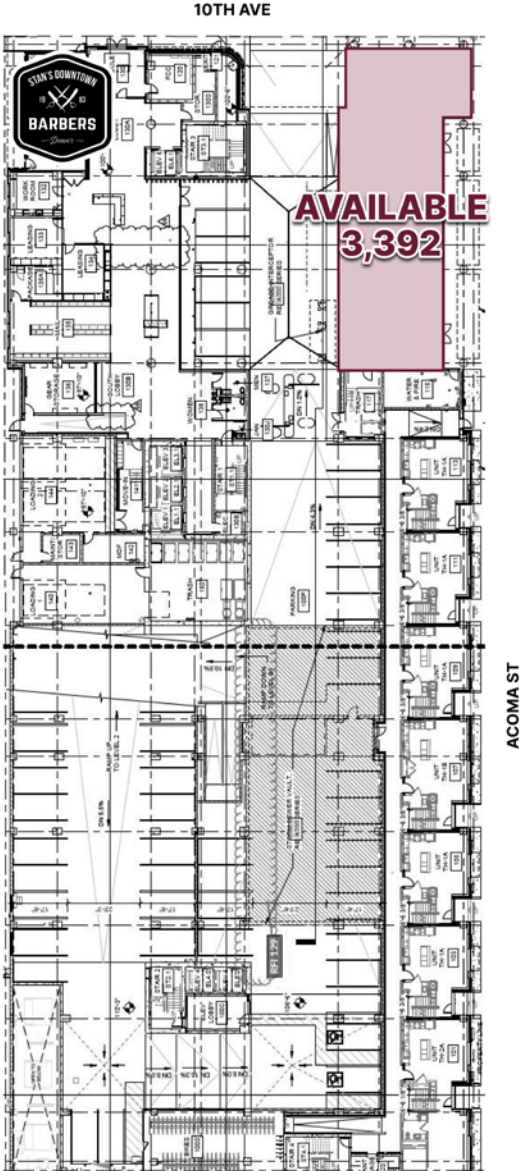
72+ Apartment communities nationwide representing \$8,000,000,000 in approximate development costs.

Approximate development cost of potential projects in pipeline for future growth: \$9,000,000,000.

Notable Demographics in the Golden Triangle Creative District



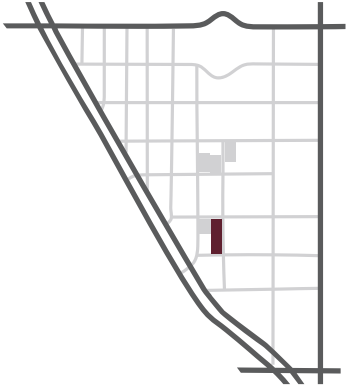
SITE PLAN



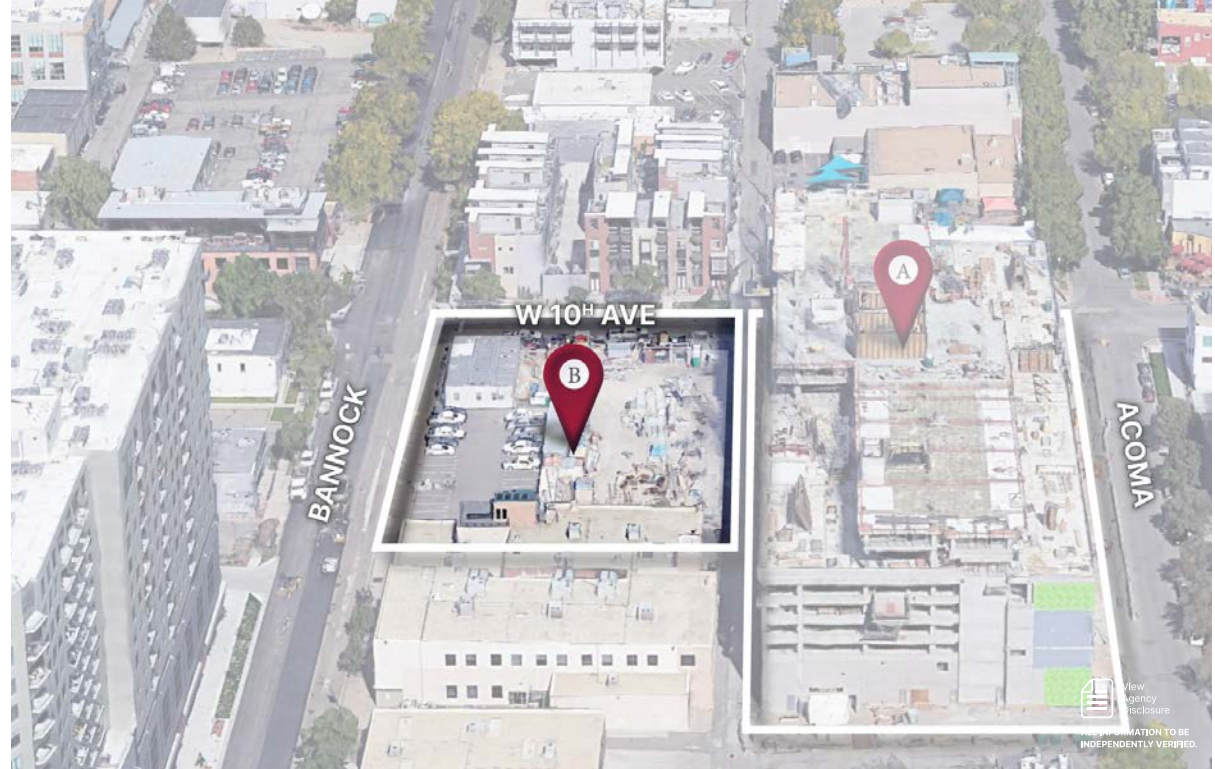
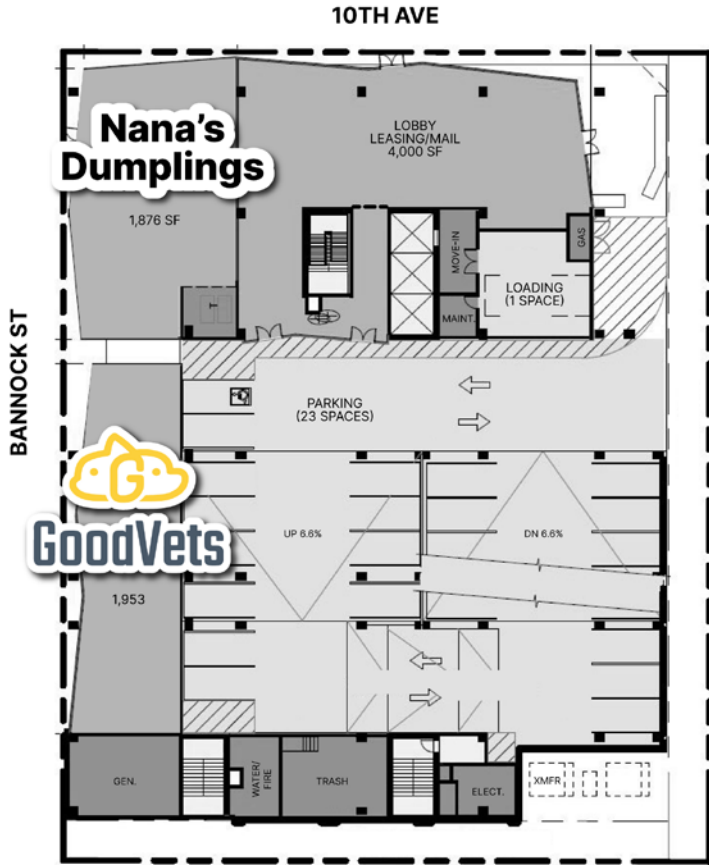
CITIZEN - denverinfill.com

CITIZEN [New Construction]
10TH & ACOMA

- ▶ Units: 389 residential units on site
- ▶ Retail: 3,392 SF **AVAILABLE**
- ▶ Timing: **NOW OPEN**
- ▶ Parking: 31 on-site parking spaces for retail



SITE PLAN



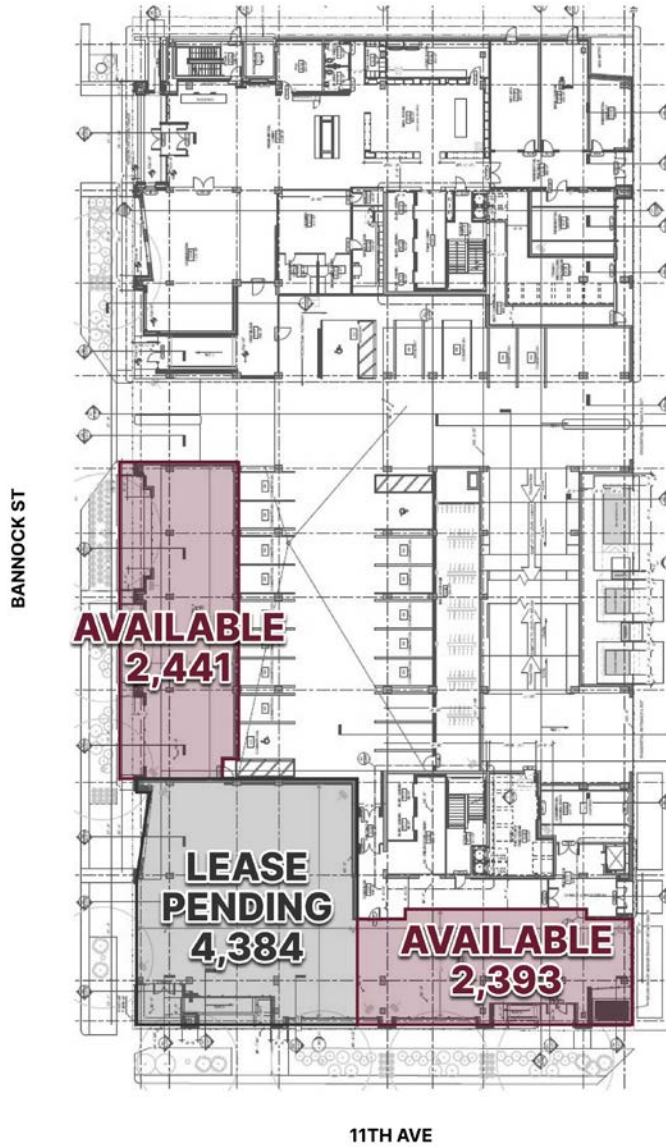
Base Map - Google Earth Pro

B **KINDRED** [Under Development]
10TH & BANNOCK

- ▶ Units: 224 Residential
- ▶ Retail: Fully Leased
- ▶ Timing: Q1 2024
- ▶ Parking: 21 on-site parking spaces for retail



SITE PLAN



THE DRYDEN - davispartnership.com



THE DRYDEN [Under Development]

11TH & BANNOCK

- ▶ Units: 440 Residential
- ▶ Retail (spaces divisible): 2,393 SF | ~~4,384 SF~~ (Lease Pending) | 2,441 SF
- ▶ Timing: Q2 2024
- ▶ Parking: 12 on-site dedicated retail spaces (additional 50 spaces shared with Evans School at 11th & Acoma)



SITE PLAN



EVANS SCHOOL EAST - davispartnership.com

EVANS SCHOOL EAST [Future Development] 12TH & ACOMA

- ▶ Units: 479 residential units on site
- ▶ Retail: 15,718 SF **AVAILABLE**
- ▶ Timing: Q2 2025
- ▶ Parking: up to 60 on-site parking spaces for retail





MICHAEL DEPALMA
720.598.6043
mdepalma@creginc.com



2795 Speer Blvd #10
Denver, CO 80211
720.598.6043 | creginc.com

JULIE MCBREARTY
303.370.7476
jmcbrearty@sullivanhayes.com



5570 DTC Parkway, Suite 100
Greenwood Village, CO 80111
303.534.0900 | SullivanHayes.com



Read more about Quarterra here
[Quarterra.com](https://www.Quarterra.com)