



RETAIL AVAILABLE FOR LEASE

GOLDEN TRIANGLE

MIXED-USE DEVELOPMENTS | DENVER, CO



Sullivan Hayes
BROKERAGE

QUARTERRA PROPERTIES

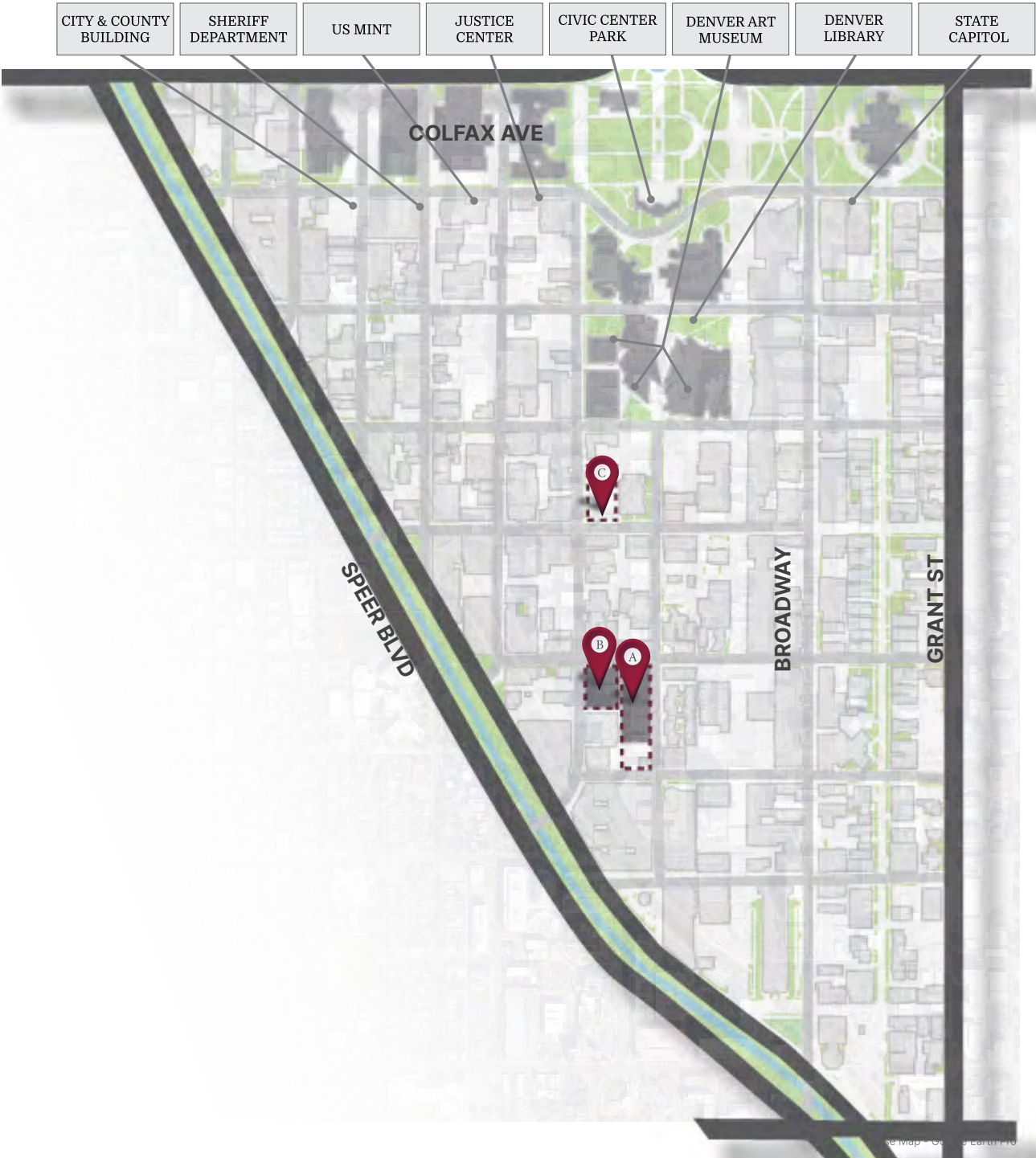
GOLDEN TRIANGLE | Denver, CO

- A Citizen**
140 W 10th Ave, Denver 80204
- B Kindred** *[Now Open]*
10th & Bannock
- C The Dryden** *[Now Open]*
11th & Bannock



[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.....	-

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



WALK & BIKE SCORE

96 / 100



DAYTIME POPULATION
WITHIN 3 MILES

276,829



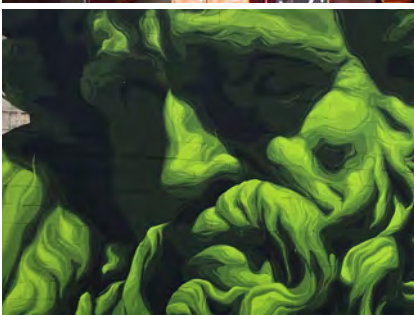
AVERAGE
HOUSEHOLD INCOME

\$127,739

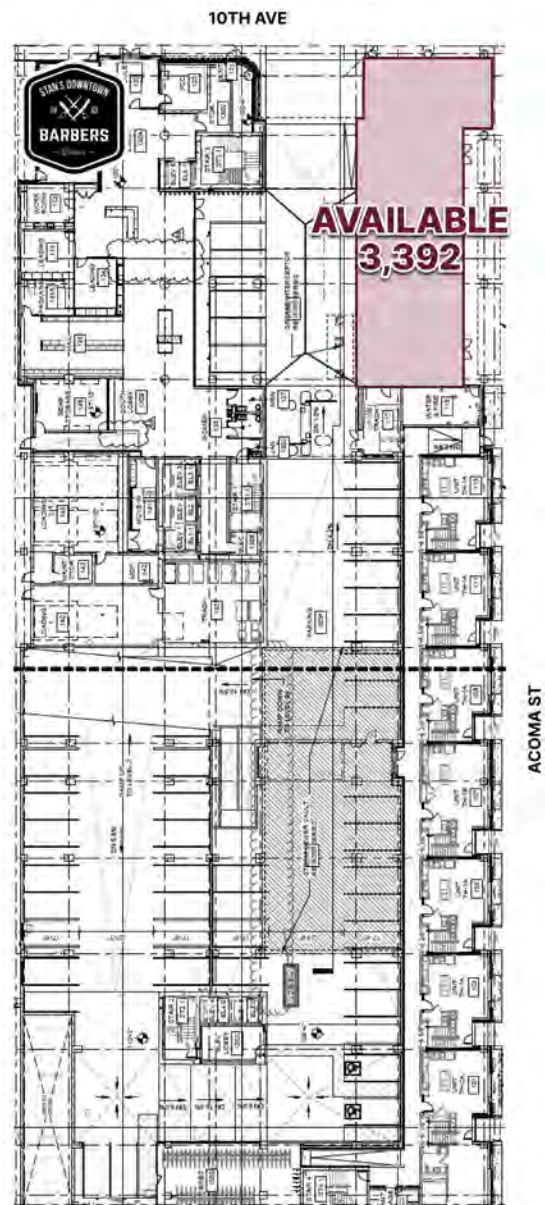


POPULATION
WITHIN 3 MILES

255,370



SITE PLAN



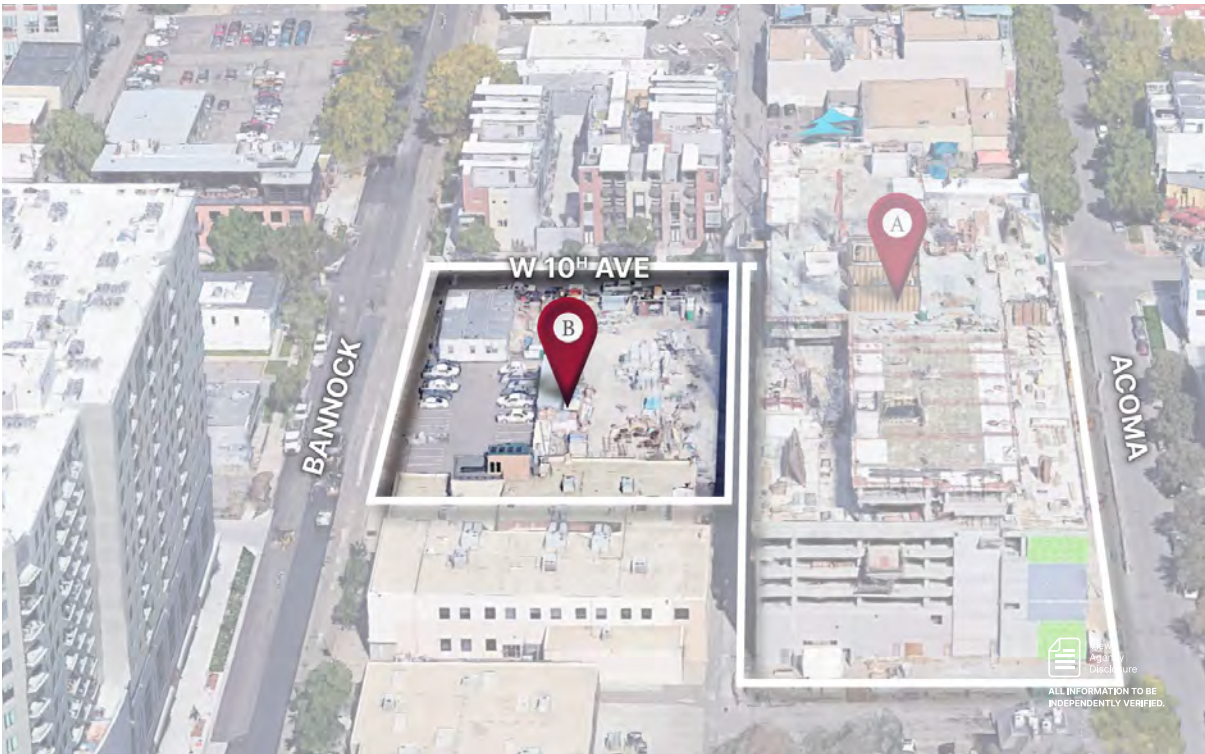
CITIZEN - denverinfill.com

 CITIZEN [New Construction]
10TH & ACOMA

- Units: 389 residential units on site
- Retail: **3,392 SF**
- Timing: **NOW OPEN**
- Parking: 24 on-site parking spaces for retail



SITE PLAN



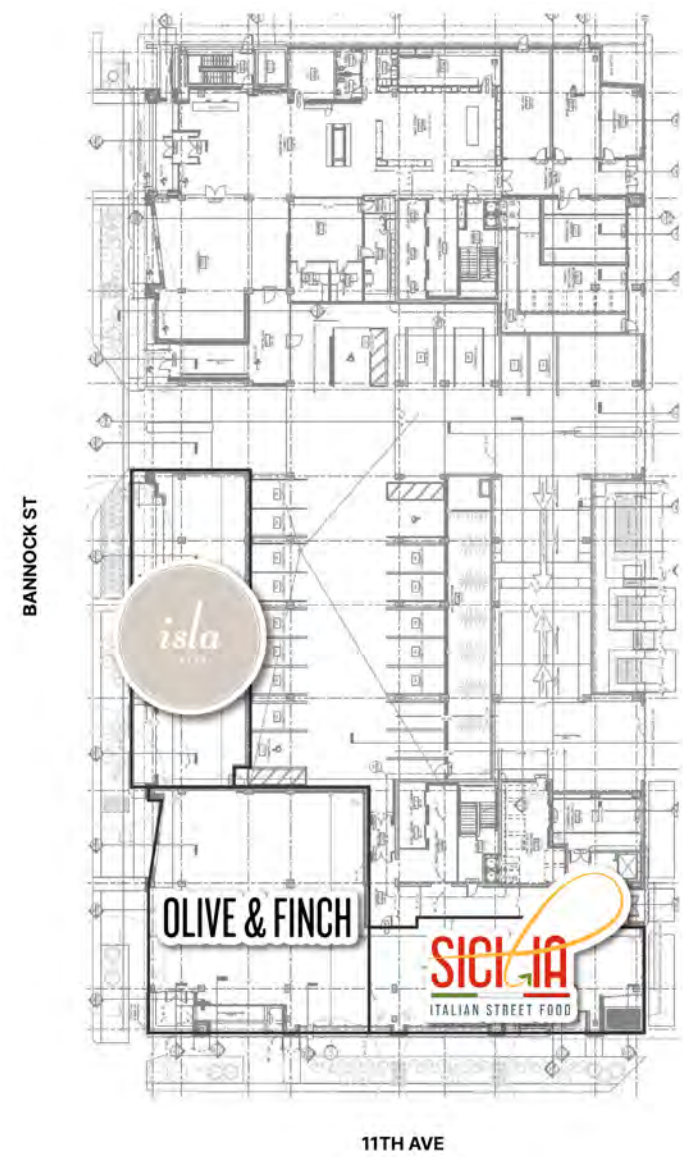
GOOGLE EARTH

KINDRED [New Construction]
10TH & BANNOCK

- Units: 224 Residential
- Retail: Fully Leased
- Timing: **NOW OPEN**
- Parking: 21 on-site parking spaces for retail



SITE PLAN



THE DRYDEN - davispartnership.com

 THE DRYDEN [New Construction]
11TH & BANNOCK

- Units: 440 Residential
- Retail: Fully Leased
- Timing: **NOW OPEN**
- Parking: 12 on-site dedicated retail spaces (additional 50 spaces shared with Evans School at 11th & Acoma)





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