

RETAIL SPACE FOR LEASE

THE PARSON

990 CHEROKEE STREET, DENVER, COLORADO

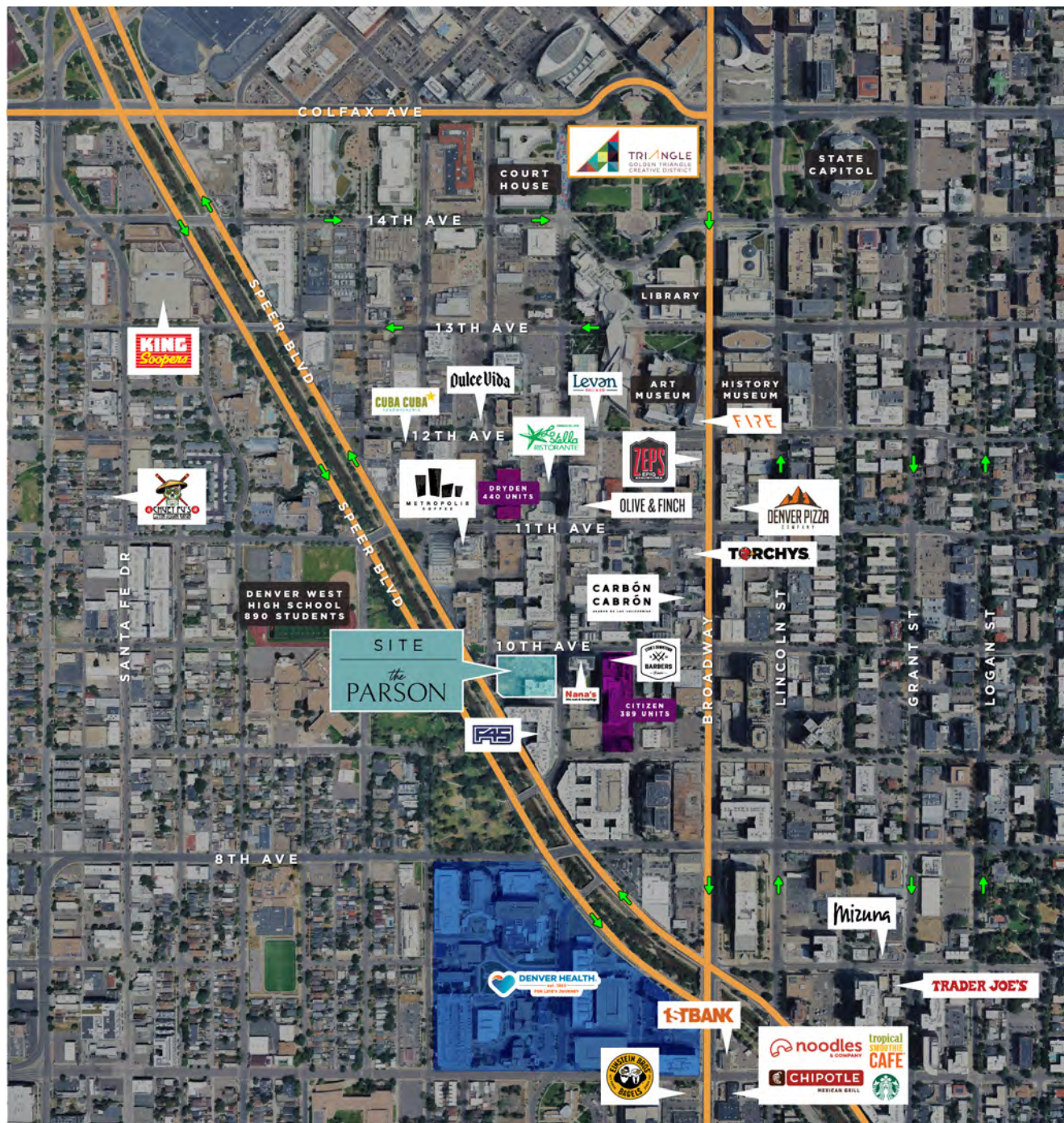


GREYSTAR™



SH SullivanHayes
BROKERAGE

LOCATION



DEMOGRAPHICS



POPULATION

1 Mile:	48,429
2 Mile:	137,904
3 Mile:	267,236



EMPLOYEES

1 Mile:	71,550
2 Mile:	196,772
3 Mile:	259,420



MEDIAN AGE

1 Mile:	33.2
2 Mile:	34.1
3 Mile:	34.6



AVG. HH INCOME

1 Mile:	\$126,267
2 Mile:	\$139,411
3 Mile:	\$150,378



HOUSEHOLDS

1 Mile:	29,293
2 Mile:	80,699
3 Mile:	142,291



TRAFFIC COUNTS

Speer (both directions) at 10th:	48,793 vpd
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Ideal Retail Location For A Variety of Users:

- Wine Bar / Cocktail Bar
- Coffee / Specialty Beverage
- Restaurant
- Fitness
- Spa / Aesthetics
- Soft Goods
- Medical / Dental / Veterinary
- Salon
- Financial Services
- Banking
- Furniture
- Home Goods
- Artist Galleries
- Design Studio



Denver's Golden Triangle is a walkable, culture-rich neighborhood just south of downtown, known for its blend of modern living and iconic institutions like the Denver Art Museum and Civic Center Park. The area is experiencing rapid residential and commercial growth, with new high-rises, boutique retail, and curated dining destinations attracting professionals, creatives, and visitors alike.

Retail in the Golden Triangle benefits from strong daytime traffic driven by nearby office users, government buildings, and a steady flow of tourists and museum-goers. Ground-floor retail spaces in newly developed mixed-use projects are creating a more activated streetscape, ideal for cafés, wine bars, fitness studios, and experiential retailers. With increasing density and a highly educated, urban demographic, the Golden Triangle continues to emerge as one of Denver's most dynamic and sought-after retail submarkets.





990 Cherokee Street, Denver, CO



4,100 SF available
(divisible)

1st generation space - grey
shell delivery

12 dedicated retail customer
parking spots

Valet possible for retail
customers

High growth trade area

Located below 309 luxury
residential units
(now open!)

Strong demographics

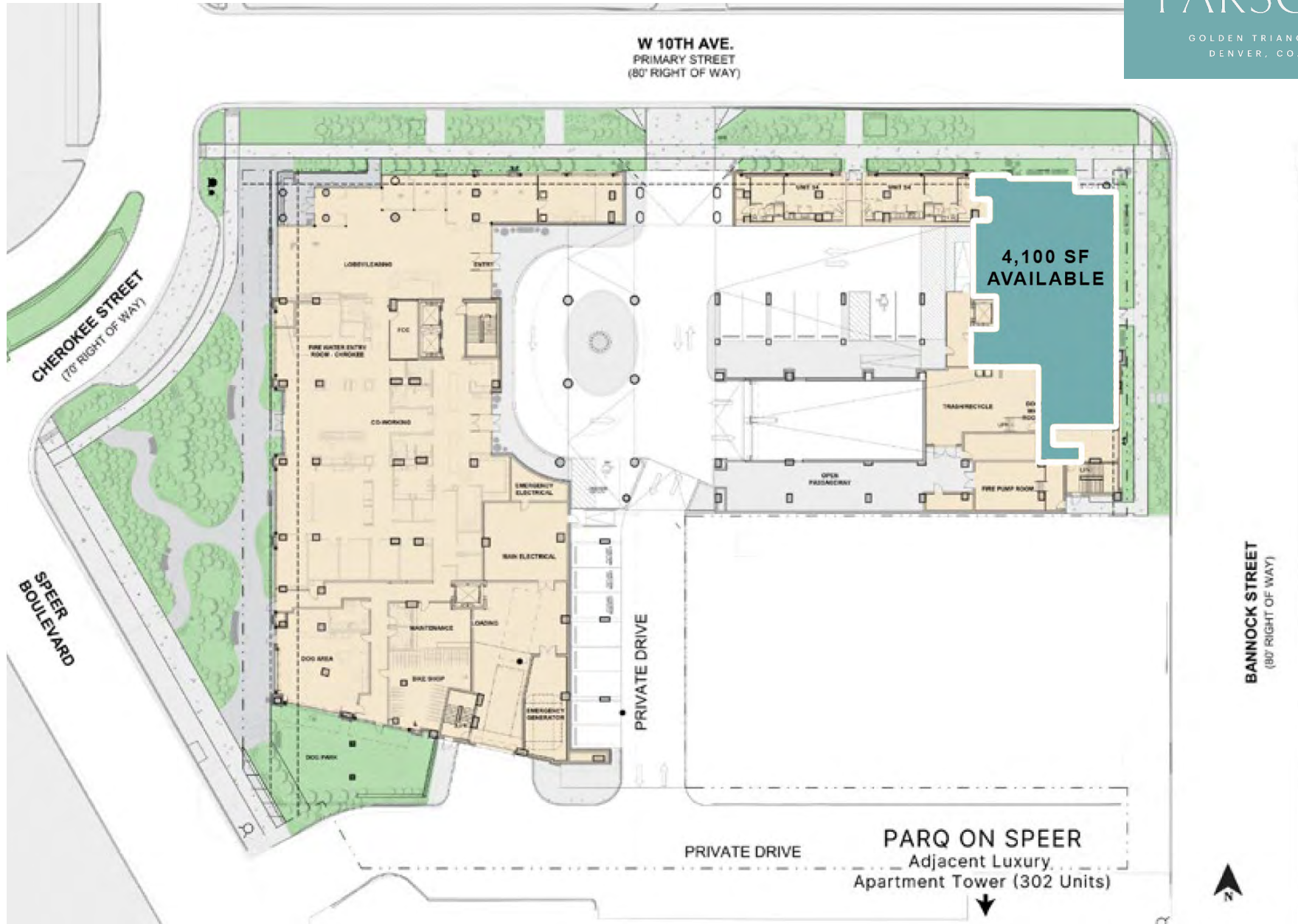
SITE PLAN - THE PARSON

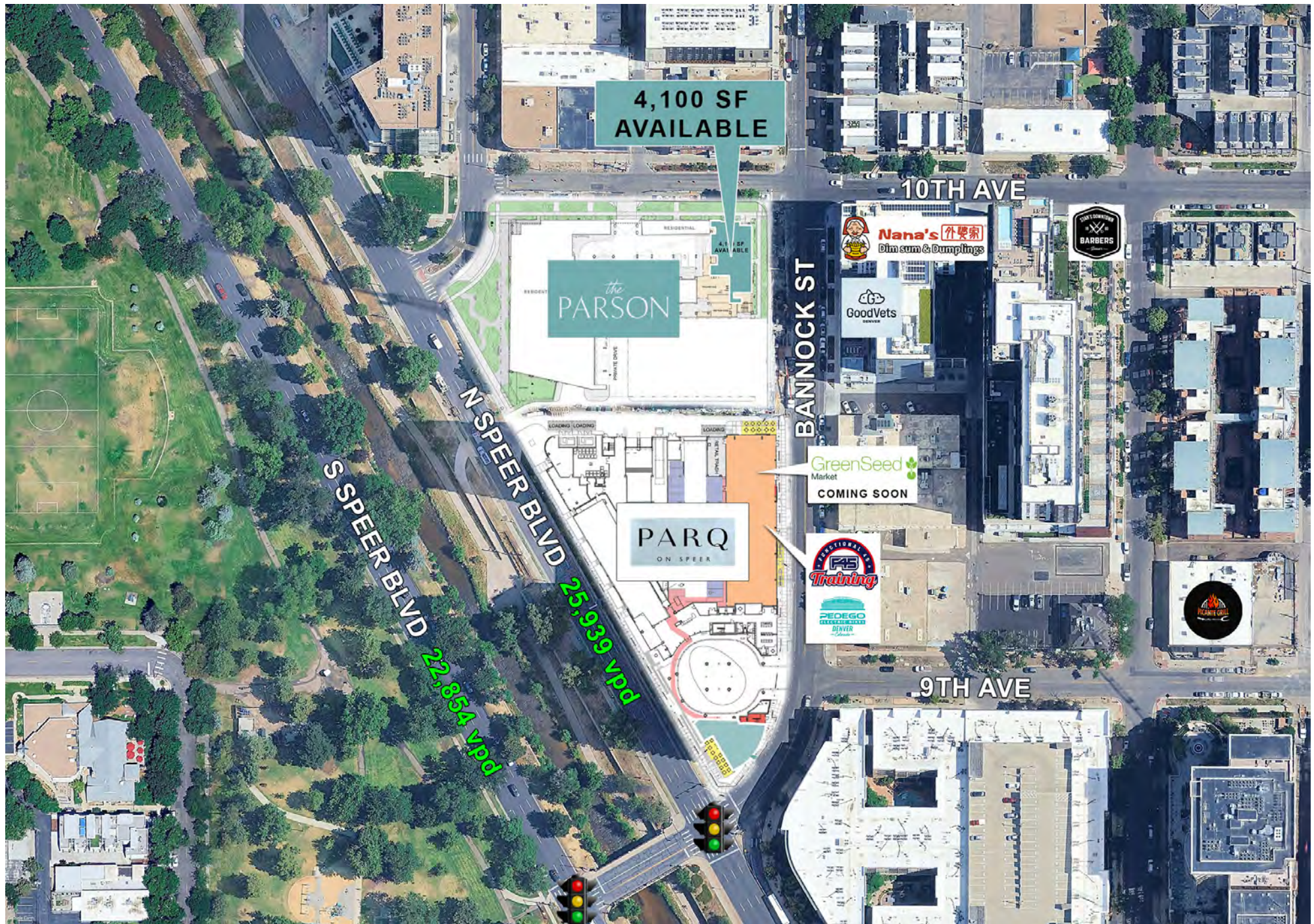


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GOLDEN TRIANGLE
DENVER, CO.





SURROUNDING DEVELOPMENT



Headquartered in Charleston, South Carolina, Greystar-affiliated companies manage and operate approximately \$320 billion of real estate in over 260 markets worldwide.

1.1m+ units & beds under management

510+ sponsored projects

~\$50b equity under management

Greystar is one of the largest multifamily developers and property managers in the country, with a significant presence throughout the Denver metro area. The company has delivered and manages thousands of apartment units across key neighborhoods, including the Golden Triangle, Five Points, Central Park, and the Denver Tech Center. Through its investment in high-density, transit-oriented communities, Greystar has played an important role in supporting Denver's continued population growth and urban development.

A wide-angle photograph of the Denver skyline at sunset. The city's skyscrapers are silhouetted against a warm, orange and yellow sky. In the foreground, there is a grassy field with some trees and a small body of water, possibly a golf course or park.

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GOLDEN TRIANGLE
DENVER, CO.



RETAIL SPACE INQUIRIES:

Mike DePalma

720 598 6043

mdepalma@creginc.com

Julie McBrearty

303 370 7476

jmcbrearty@sullivanhayes.com



Sullivan Hayes
BROKERAGE