

GOLDEN TRIANGLE RETAIL/RESTAURANT SPACE FOR LEASE

Parq on Speer

909 BANNOCK STREET // DENVER, CO 80204



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Deena Zimmerman, licensed broker in Illinois, collaborating with Jori Hayes and Peter O'Bryan, licensed brokers in Colorado.

AVAILABLE SPACE

4,200 SF (divisible)

PROPERTY HIGHLIGHTS

- + Retail space available at Parq on Speer, a 302-unit luxury high-rise adjacent to the brand-new 310-unit development The Parson
- + Space is move-in ready for an upscale corner store, all-day café, elevated grab-and-go, wine shop, or market-style concept
- + Opportunity to utilize existing equipment left by previous tenant (details available upon request)
- + Join F45 fitness and newly signed co-tenant HAMBA, an upscale steakhouse by renowned Chef Daniel Young ("Chef D"), opening soon
- + Prime corner location with excellent visibility and signage along Speer Boulevard (25,000+ VPD)
- + Located in Denver's Golden Triangle, a walkable, culture-rich neighborhood with dense and rapidly growing residential and daytime populations
- + Direct access to Cherry Creek Trail, offering exposure to high daily bike and foot traffic
- + On-site parking available

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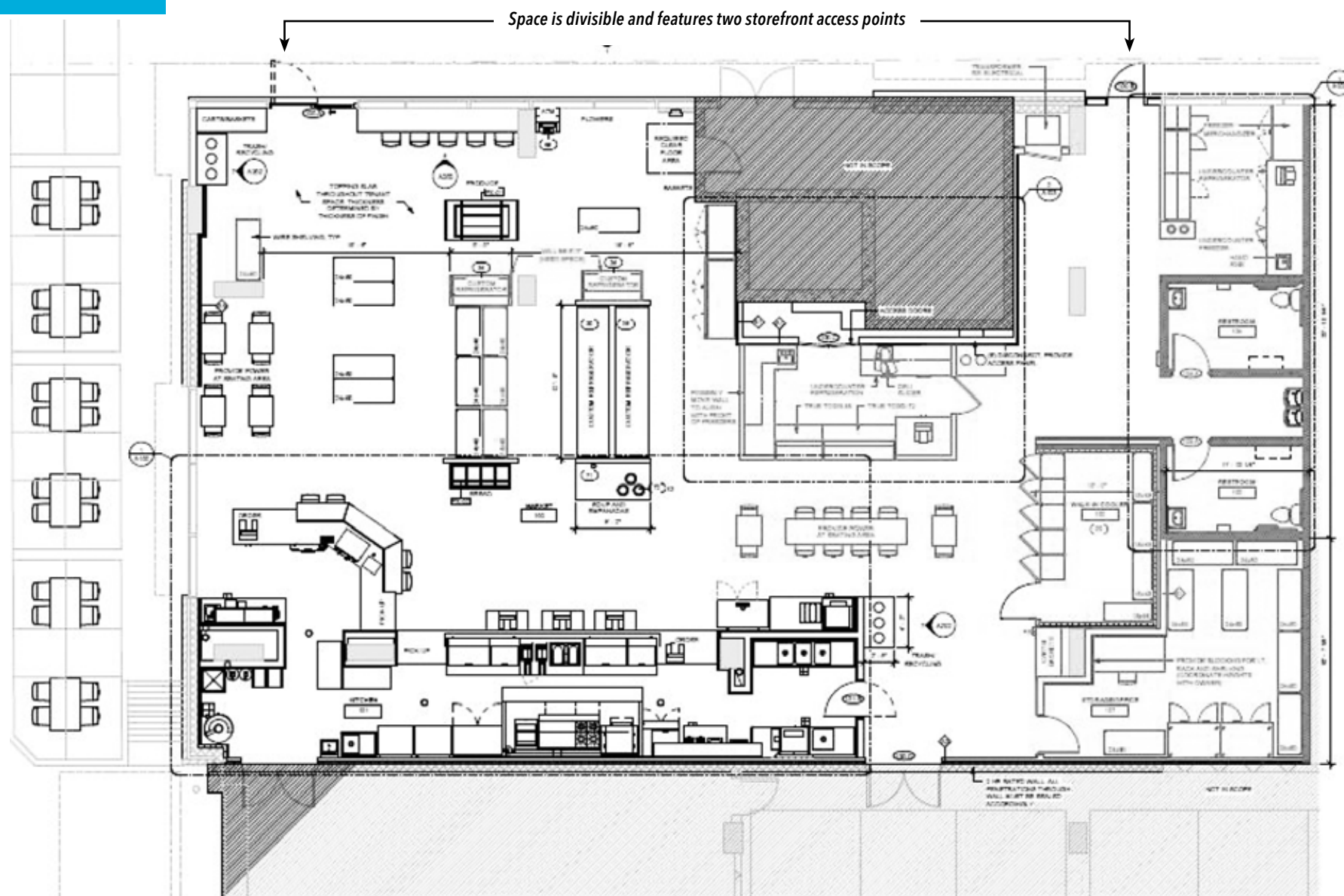
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Floor Plan



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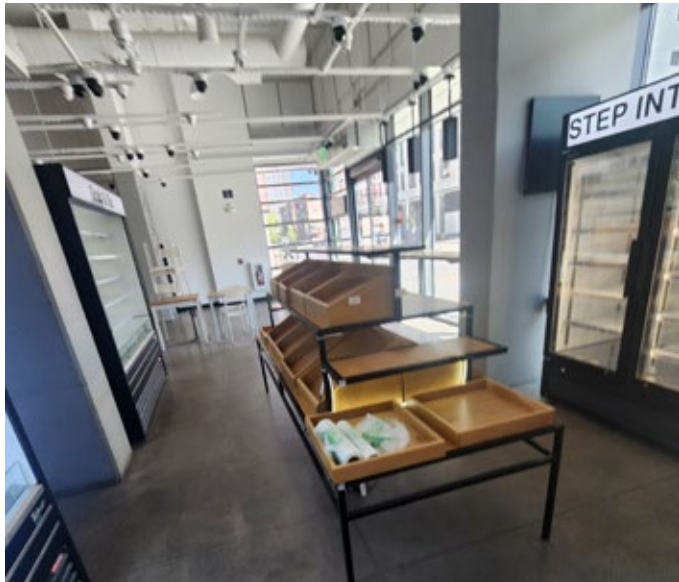
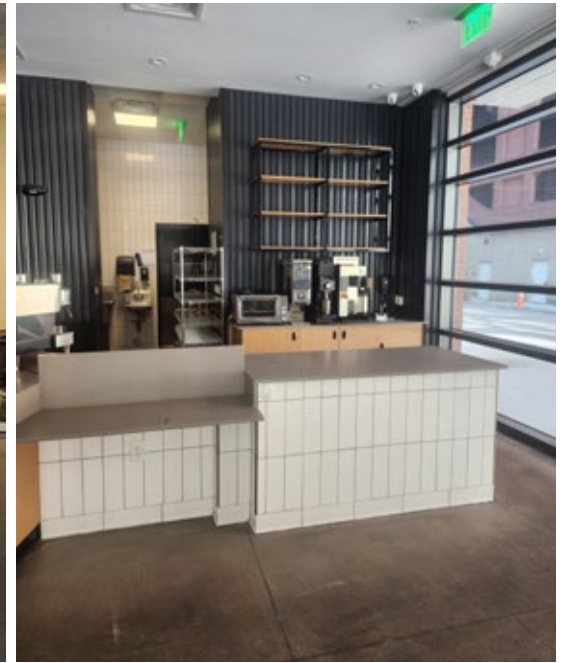
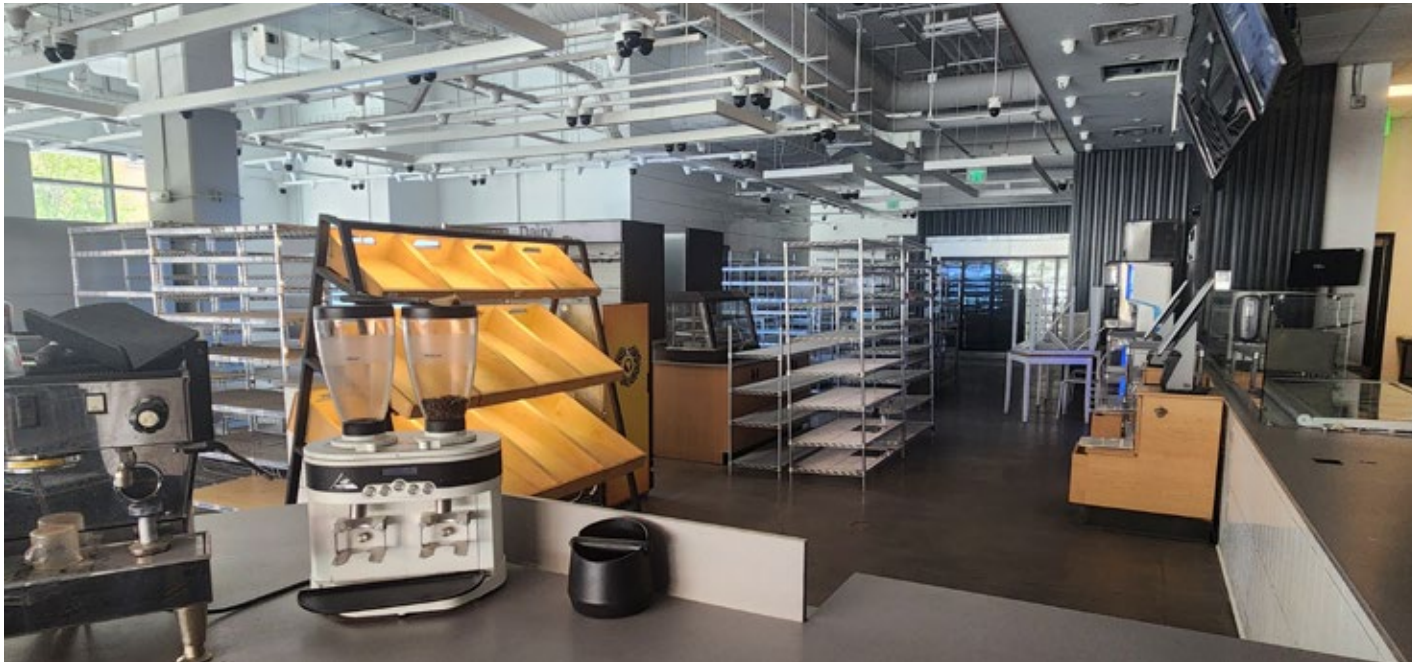
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The Golden Triangle

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 dining destinations attracting professionals, creatives, and visitors alike.



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EXPLOSIVE GROWTH

Residential development in Denver's Golden Triangle is accelerating, with multiple high-rise multifamily projects recently delivered, under construction, or in the pipeline.

The area is projected to see **11.3% residential growth within a two-mile radius of the Property by 2029**, creating a built-in customer base and expanding opportunity for retail, dining, and service-oriented businesses.



THE PARSON 990 Cherokee Street (10th & Cherokee)

310 Luxury Apartment Units | 17-Stories | Under Construction



CITIZEN W10 140 W. 10th Avenue

393 Luxury Apartment Units | 17-Stories | Built in 2021



DRYDEN 1140 Bannock Street

420 Luxury Apartment Units | 19-Stories | Built in 2024



AMLI GOLDEN TRIANGLE 801 Broadway

373 Luxury Apartment Units | 16-Stories | Under Construction

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FOR MORE INFORMATION CONTACT

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