

RETAIL SPACE FOR LEASE • 10TH & CHEROKEE

the PARSON

GOLDEN TRIANGLE
DENVER, CO.

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



RETAIL SPACE FOR LEASE AT THE PARSON

GOLDEN OPPORTUNITY

New construction retail space available for lease at The Parson, a 309-unit luxury apartment tower in Denver's Golden Triangle.

Explosive area growth, with **nearly 2,700 luxury residential units** recently delivered or underway within three blocks including the adjacent 302-unit Parq on Speer.

Projected residential **population growth of 93.8% within a quarter-mile** by 2028.

Positioned at the corner of 10th & Bannock, halfway between Downtown Denver and Cherry Creek, the space features modern architecture, expansive windows for natural light and high visibility, and easy access to Cherry Creek Trail, public transit, and major highways.





AVAILABLE SPACE

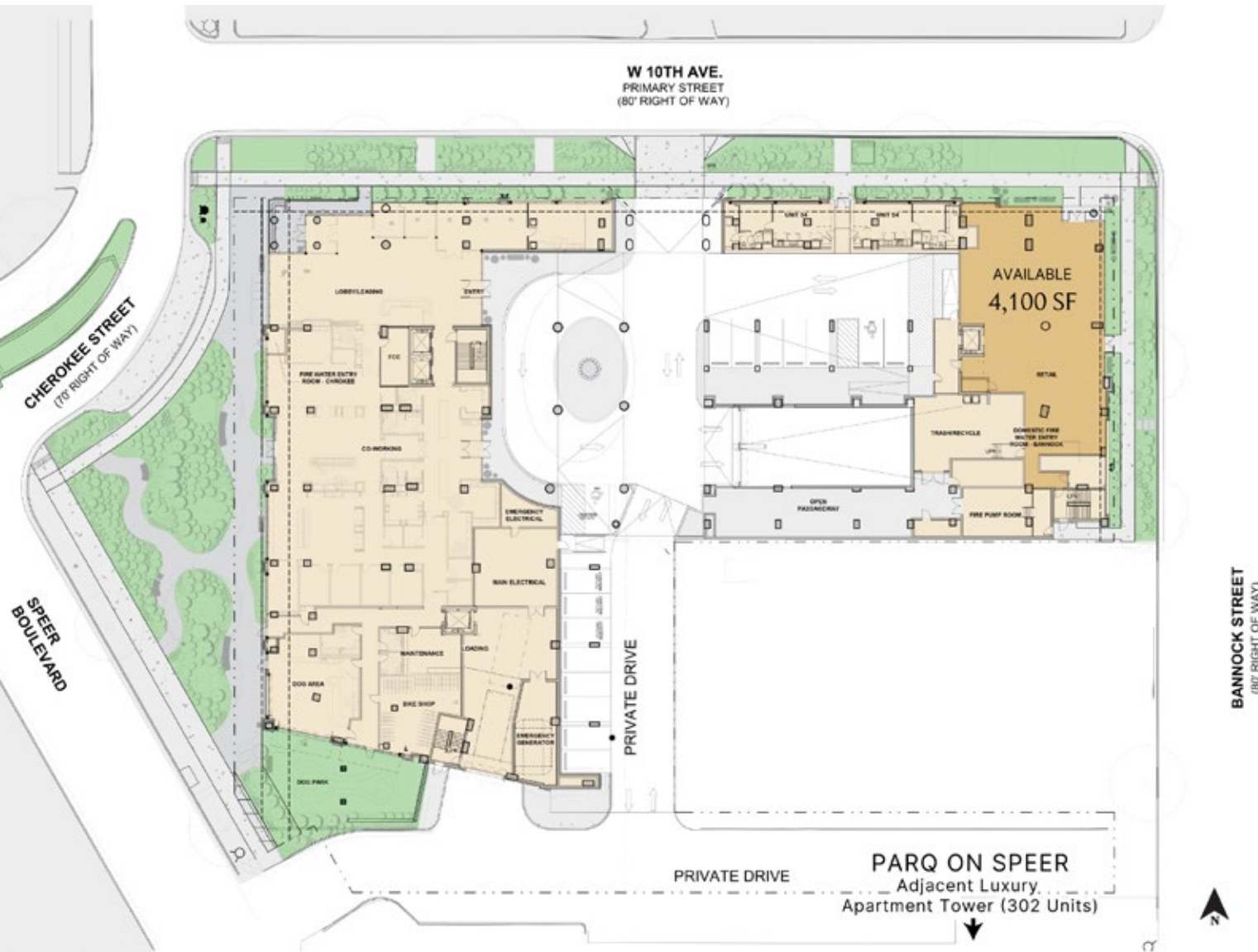
4,100 SF

Ideal for an all-day café, specialty grocer, gourmet market, or wine bar, with a built-in customer base from surrounding luxury residences.

Light-filled commercial space with modern architecture and expansive windows.

Golden Triangle location near cultural destinations like the Denver Art Museum, History Colorado Center, and Civic Center Park driving consistent foot traffic from locals and visitors.

Please contact brokers for rates.

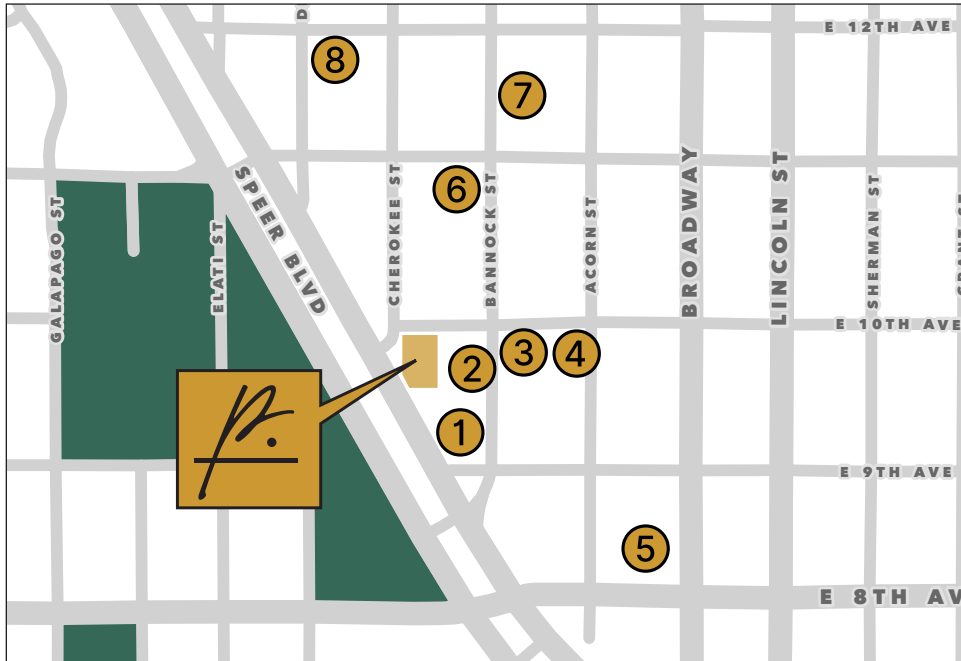




EXPLOSIVE GROWTH

Residential development near The Parson in Denver's Golden Triangle is rapidly accelerating, with several high-rise multifamily projects delivering a combined **2,692 luxury units** recently or in the near future.

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



The Parson
10th & Cherokee
309 Units | 17-Stories | Under Construction



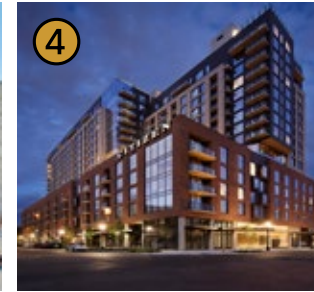
Parq on Speer
909 N Bannock Street
302 Units | 16-Stories | Delivered 2019



akin Golden Triangle
955 N Bannock Street
98 Units | 12-Stories | Delivered 2024



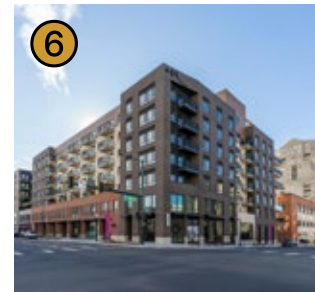
Kindred
180 W. 10th Avenue
224 Units | 14-Stories | Delivered 2024



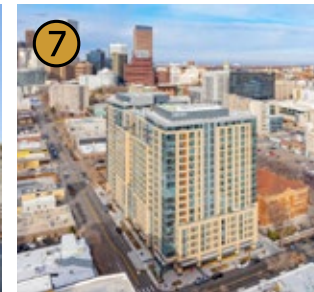
Citizen W10
140 W. 10th Avenue
393 Units | 17-Stories | Delivered 2022



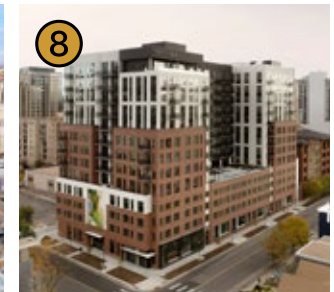
AMLI Golden Triangle
801 Broadway
373 Units | 16-Stories | Delivery Q1/Q2 2026



Modera Golden Triangle
1025 Bannock Street
323 units | 8-Stories | Delivered 2024



Dryden
1140 Bannock Street
420 Units | 19-Stories | Delivered 2024



Patten Gray
1158 Delaware Street
250 Units | 13-Stories | Delivered 2024



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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FOR MORE INFORMATION CONTACT

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