



Golden Triangle Commercial Property

FOR SALE | 1136 N SPEER BLVD
DENVER, COLORADO 80204

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— COMMERCIAL REAL ESTATE —

1136 N Speer Boulevard is a versatile commercial property in the heart of Denver, offering exceptional visibility and signage exposure along Speer Boulevard, with more than 20,000 vehicles passing the property each day.

For more than 20 years, the property has served as a gallery and creative space and currently hosts a satellite exhibition by RULE Gallery, on view through September 13, 2026. Its flexible layout and prominent location make it well suited for continued gallery use, personal services, office, retail, showroom, or a variety of other commercial concepts.

Highly desirable D-GT (Downtown Golden Triangle) zoning, one of Denver's most flexible zoning designations, accommodates a broad range of commercial and residential uses and development potential. The property is move-in ready and includes a gated off-street parking area at the rear of the building, with free one-hour street parking directly in front.

The buyer may also have the opportunity to acquire the adjacent property at 1132 Speer Boulevard within the next 12–24 months, creating the potential to combine the properties and expand the footprint by 2,088 SF.

Contact the broker to schedule a tour.

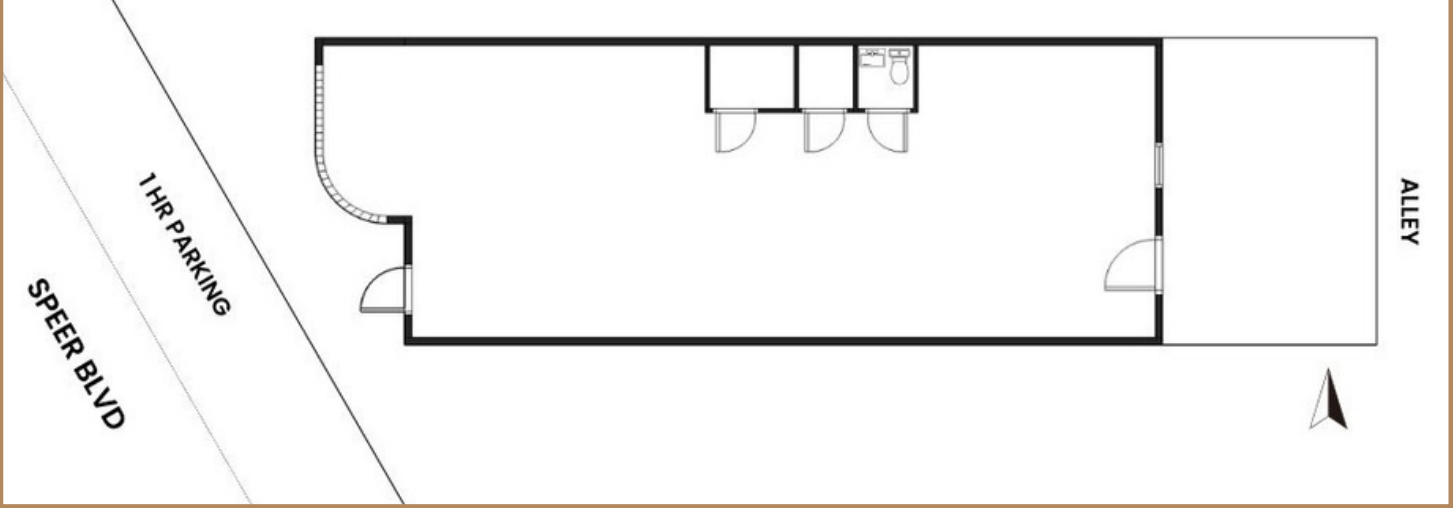
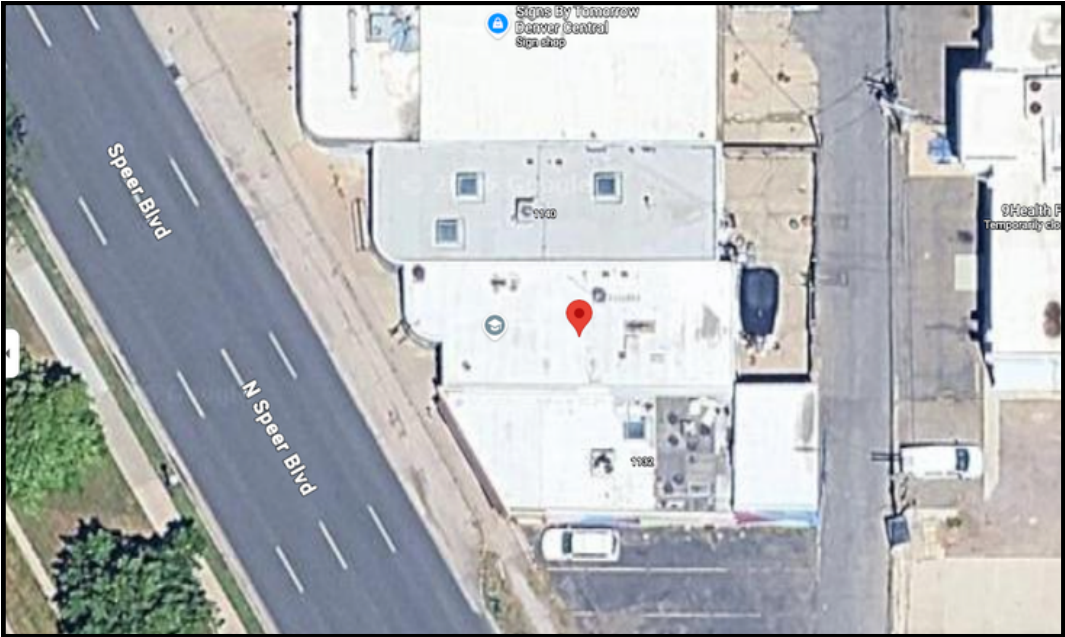


Type	Mixed-Use (Retail/Office/Flex)
Building Size	1,555 SF
Lot Size	2,141 SF
Year Built	1947
Zoning	D-GT
Sale Price	\$750,000
2025 Taxes	\$9,224

Listing Highlights

- Flexible commercial property ideal for gallery, personal services, office, retail, showroom, and other uses
- Exceptional Speer Boulevard visibility and signage exposure with 20,000+ vehicles passing daily
- Move-in ready with off-street parking and free one-hour parking directly in front
- 3-Phase electrical in place
- Highly flexible D-GT zoning accommodates a broad range of commercial and residential uses
- Potential future expansion through acquisition of adjacent 1132 Speer Boulevard with long-term redevelopment potential









Welcome to Denver's Golden Triangle

Denver's Golden Triangle is defined by its concentration of cultural institutions, civic landmarks, design-focused businesses, and creative operators. Anchored by the Denver Art Museum, History Colorado, the Clyfford Still Museum, and Civic Center Park, the neighborhood draws a steady mix of visitors, professionals, residents, and arts patrons.

With its blend of galleries, restaurants, retail, museums, and historic architecture, the Golden Triangle remains one of Denver's most established creative corridors and an outstanding location for a wide range of business operations.







DEMOGRAPHICS	1 MI.	3 MI.
Median HH Income (2024)	\$126,267	\$150,378
Population (2024)	48,429	267,236

TRAFFIC COUNTS	Daily Average
N Speer Boulevard	~49,000 VPD

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