

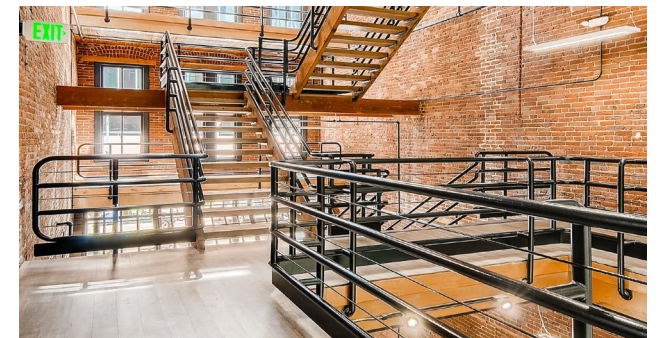


Downtown Denver Retail Space For Lease



THE PROPERTY

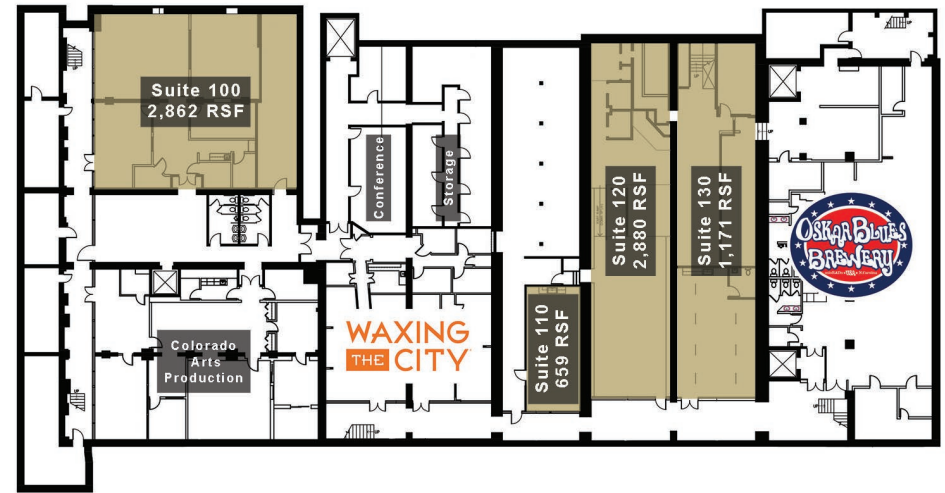
- 659 SF - 3,518 SF available for lease
- Historic Denver landmark
- Located in the heart of Denver's Central Business District
- Adjacent to 16th Street Mall
- New Market Station located across the street
- Walking distance to Ball Arena and Coors Field
- Two blocks from Union Station and Larimer Square
- More than 16.4 million tourist/year visit downtown Denver
- New aggressive ownership open to creative deal structure



SITE PLAN



FIRST LEVEL

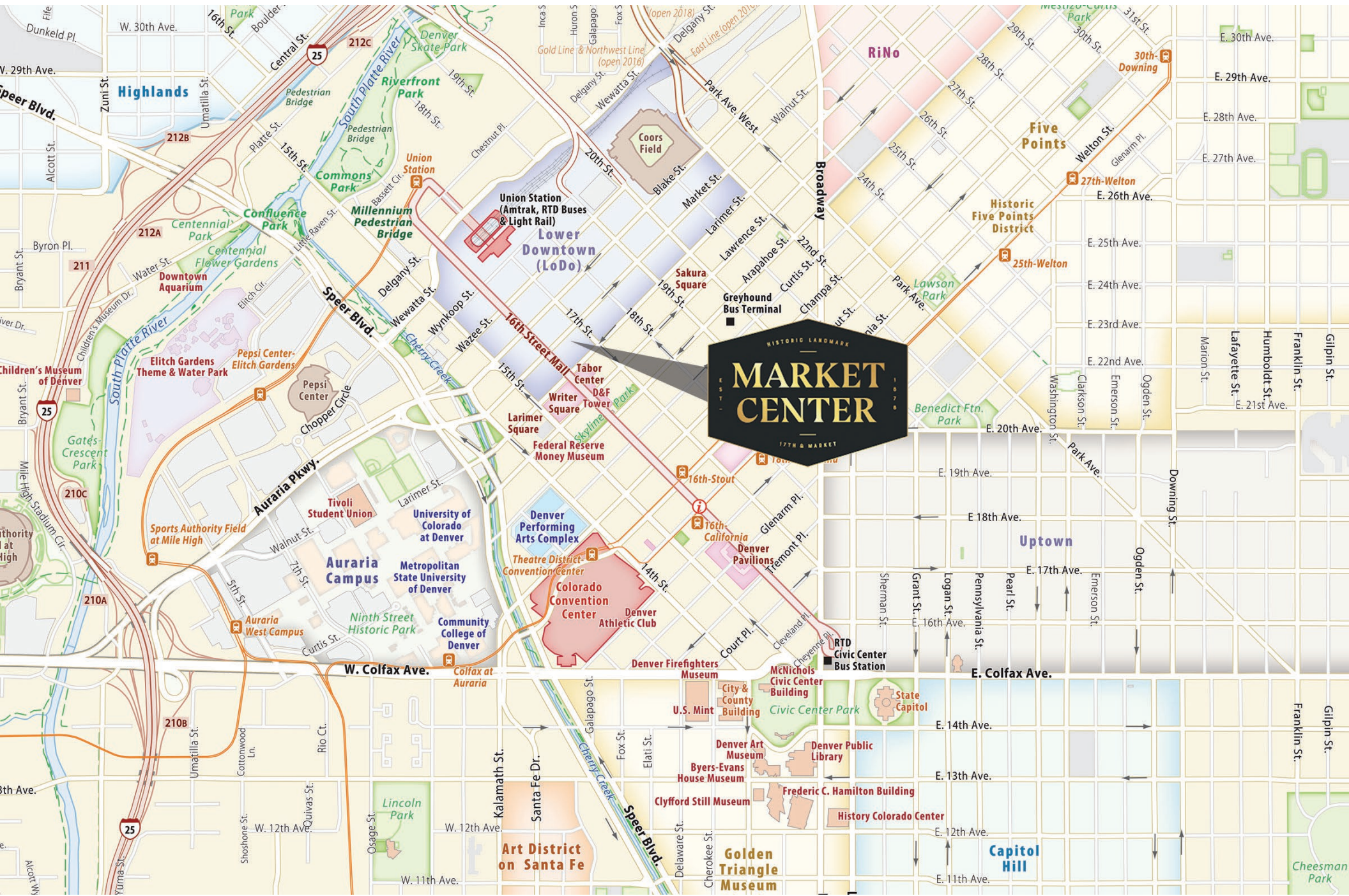


GARDEN LEVEL

TENANT	UNIT	SIZE (RSF)
KESTRAL ARCHITECTURE	150	3,518
1ST AMERICAN TITLE	1280	3,412
OSKAR BLUES	1624	12,239
AVAILABLE	1626	1,558
AVAILABLE	1632	2,461
DELECTABLE EGG	1642	3,166
AVAILABLE	1650	3,660
AVAILABLE	1660	2,001

TENANT	UNIT	SIZE (RSF)
AVAILABLE	100	2,862
COLORADO ARTS PRODUCTION	101/102	3,162
AVAILABLE	110	659
AVAILABLE	120	2,880
AVAILABLE	130	1,171
WAXING THE CITY	1654	2,136

LOCATION



DEMOGRAPHICS & KEY AREA TENANTS

DEMOGRAPHICS



POPULATION



DAYTIME POPULATION



HOUSEHOLDS



AVG. HH INCOME



TRAFFIC COUNTS (VPD)

0.5 Mile:	14,904	69,944	9,619	\$167,294	Market St n/e of 17th St:	8,191
1 Mile:	45,245	130,291	27,379	\$143,360	17th St n/w of Market St:	5,210
2 Mile:	141,356	219,085	80,349	\$139,104	Larimer St n/e of 17th St:	12,000

ANCHOR & SURROUNDING TENANTS





RETAIL SPACE INQUIRIES:

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