



3,035 SF

**SECOND GENERATION RESTAURANT SPACE
FOR LEASE ON 16TH STREET**

1380 16TH ST, DENVER, CO 80202

AVAILABLE SPACE


**Mendocino
Farms**

COMING SOON





16M
RETAIL

16M RETAIL | 1380 16TH ST.

DENVER, CO 80202

TOTAL AVAILABLE: 3,035 SF AVAILABLE

LEASE RATE: CONTACT BROKER FOR PRICING

NNN: \$18.08/SF

HIGHLIGHTS:

- **Second generation restaurant space on 16th Street**
- **Ground floor retail in a 156K building. 4 floors of office space and four floors of multi-family space**
- **Located at the gateway to Downtown Denver**
- **High-profile location — direct visibility and access to 16th Street**
- **Some of the highest traffic counts in Downtown Denver —over
*27K CDT at the intersection of 16th and Market**

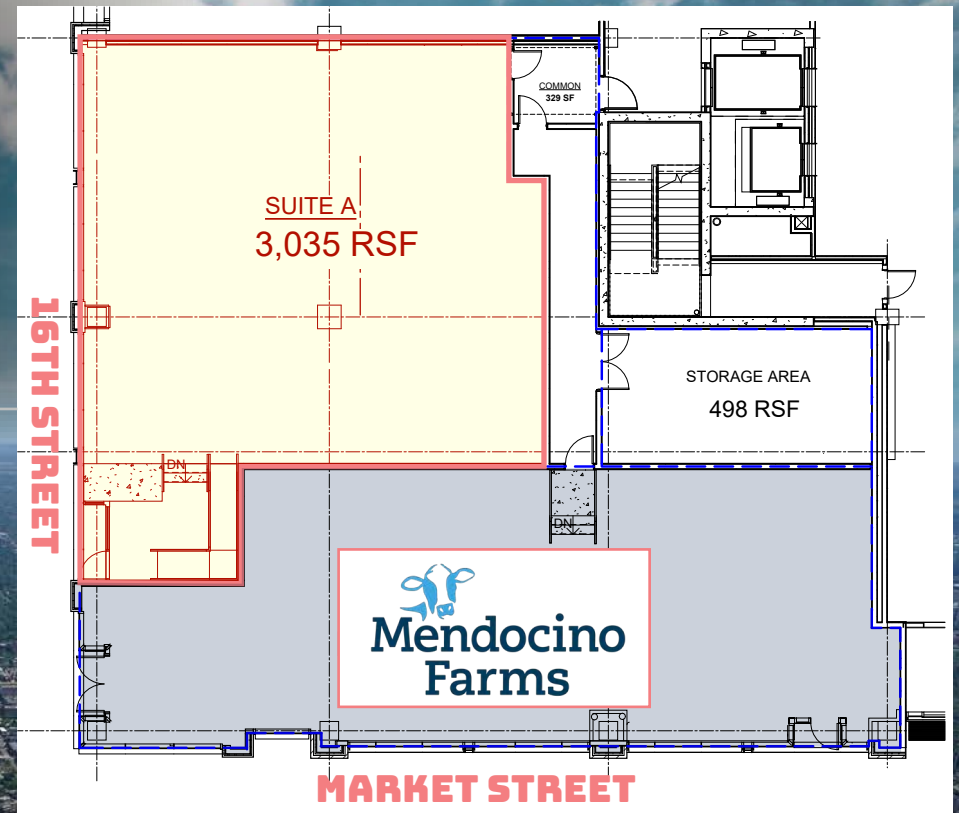
*MPSI 2025 ESTIMATES



AVAILABLE SPACE



1380 16TH ST, DENVER, CO 80202



Mendocino Farms

MARKET STREET



ROCKIES
COORS FIELD
2.5 million attendees

CRAWFORD
Shoogie
STOCK & GENUINE
UNION STATION
Tattered Cover Book Store

FORAGED
DAIRY BLOCK
The Market
Milk Market

MCGREGOR SQUARE
TOM'S
Carmine's
BALLY HOTEL

THULE
MARKET STATION
WATER GRILL
TEA PEOPLE
CHASE
AETHER

KING
Shoppers

WHOLE
FOODS

THE RIVER MILE
6.65M SF office
5.85M SF residential
520K SF retail

Ball Arena
1.5 million attendees

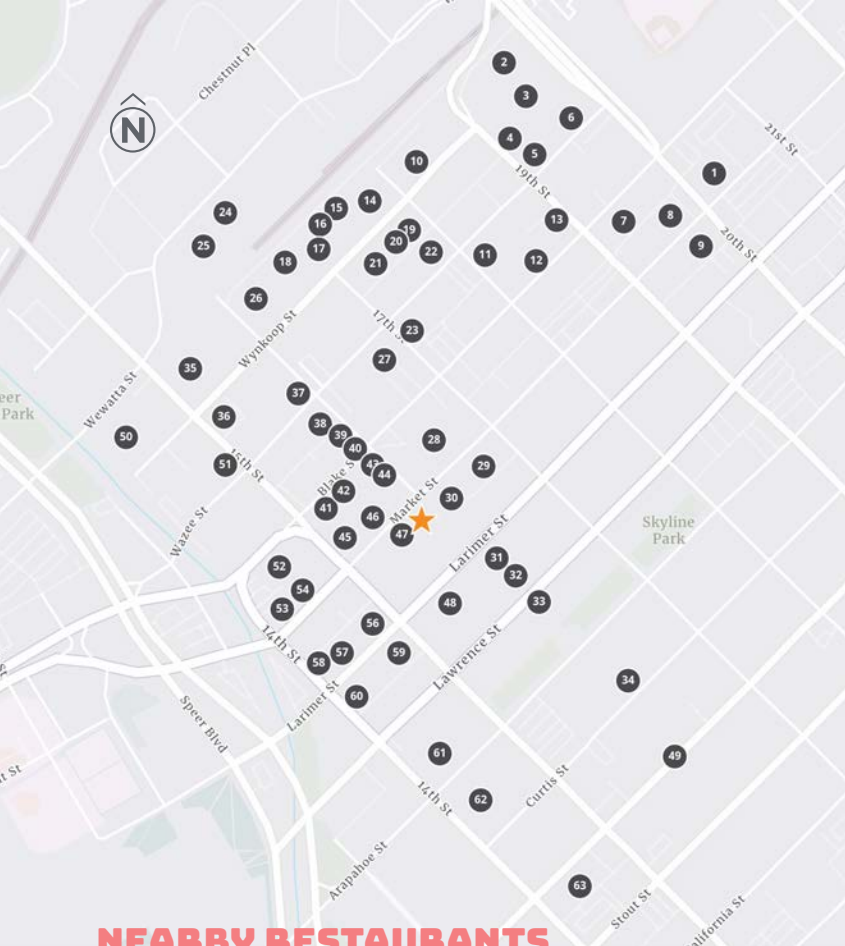
Parking lot redevelopment
4-5M SF retail, office and residential

DENVER CENTER FOR PERFORMING ARTS
703K attendees

COLORADO CONVENTION CENTER
547K attendees

AURARIA HIGHER EDUCATION CENTER
38,000 enrolled

DIRECT ROUTE FROM
25



TRAFFIC COUNTS

Market St. @ 16th St.:

27,931 VPD

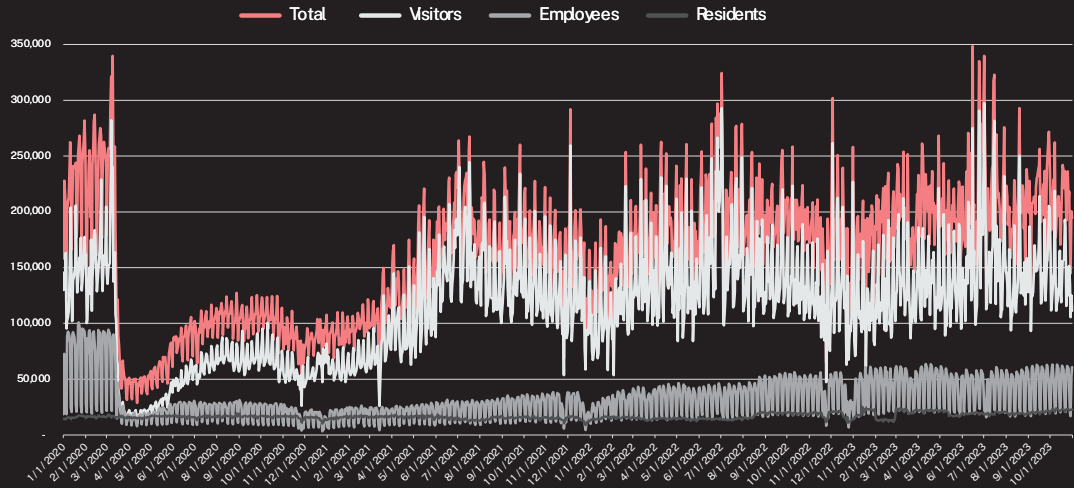
17th St. @ Market St. :

23,152 VPD

MPSI 2025 Estimates

PEDESTRIAN TRAFFIC

Downtown Activity Increasing



Source: Placer.ai/ DDP Geography: Downtown Denver

*Visits = at least 7 minutes, only 1 visit per day per individual is counted

NEARBY RESTAURANTS

- | | | |
|------------------------------------|---------------------------------|--------------------------------|
| 1. Viewhouse Ballpark | 22. Rio Grande | 43. Chipotle |
| 2. Chophouse | 23. Jax Fish House & Oyster Bar | 44. CAVA |
| 3. The Original | 24. Tupelo Honey | 45. P.F. Changs |
| 4. Tom's Watch Bar | 25. Tavernetta | 46. Qdoba Mexican Eats |
| 5. Milepost Zero Food Hall | 26. Thirsty Lion Gastropub | 47. STK Steakhouse |
| 6. Carmine's at McGregor Square | 27. Avelina | 48. Red Square Bistro |
| 7. Tap Fourteen | 28. Water Grill | 49. Modern Market |
| 8. El Patio | 29. Oskar Blues Grill & Brew | 50. Coohills |
| 9. Dirk's Bentley's Whiskey Row | 30. Chez Maggy | 51. A5 Steakhouse |
| 10. Rodizio Grill | 31. Cheesecake Factory | 52. Society Sports & Spirits |
| 11. Denver Milk Market | 32. Blue Agave Grill | 53. Rhein Haus |
| 12. Foraged | 33. Mellow Mushroom | 54. Nola Jane Restaurant & Bar |
| 13. Seven Grand | 34. Rock Bottom Brewery | 55. Ocean Prime |
| 14. Hopdoddy Burger Bar | 35. Fogo De Chao | 56. Osteria Marco |
| 15. Mercantile Dining & Provisions | 36. Upstairs Circus | 57. Rioja |
| 16. Snooze | 37. Illegal Pete's | 58. Bao Brewhouse |
| 17. Terminal Bar | 38. The Kitchen | 59. Capital Grill |
| 18. Stoic & Genuine | 39. Bistro LeRoux | 60. Tamayo |
| 19. Wynkoop Brewery | 40. Cholon | 61. Edge Restaurant and Bar |
| 20. Machete | 41. Machete Sushi | 62. The Corner Office |
| 21. Venice | 42. D'Corazon Mexican | 63. Terra Denver |

DEMOGRAPHICS

	0.25 Miles	0.5 Miles	1 Mile
2023 Total Population	2,945	12,541	43,406
2023 Total Daytime Population	30,669	69,127	152,961
Average Household Income	\$153,005	\$169,236	\$140,163

ESRI 2023 Estimates

19 new restaurant/retail openings in 2023 and over 1.1M SF of office leased in 2025!

- - Restaurants
- ◆ - Retail
- - Office

16TH STREET REDEVELOPMENT

● RENOVATIONS ARE NOW COMPLETE!!



SURROUNDING RESIDENTIAL - OVER 11,000 UNITS!

1. The Dorsey	230 units
2. Arapahoe Square	355 units
3. Radiant	329 units
4. One Lincoln Park	177 units
5. 20th Street Station	354 units
6. Broadway Plaza Lofts	233 units
7. Renaissance Downtown	101 units
8. Velaris Living	351 units
9. The Douglas	310 units
10. Courtland on Blake	354 units
11. Premier Lofts	250 units
12. Point 21 Urban Flats	212 units
13. 2020Lawrence	231 units

14. Greyhound	479 units Proposed
15. 621 & 633 17th St	750 units Proposed
16. The Quincy	359 units
17. Halcyon House	197 units
18. Solera	120 units
19. 2101 Market	226 units
20. The Battery on Blake Street	164 units
21. Sunset Towers	100 units
22. Tamai Tower	199 units
23. Spire Condos	500 units
24. Brooks Tower	870 units
25. Sunset Park	242 units
26. The Fitzgerald	282 units

27. McGregor Square	103 units
28. The Casey	187 units
29. The Metro	413 units
30. Alara Union Station	314 units
31. The Pullman	168 units
32. Ashley Union Station	107 units
33. Sentral Union Station	579 units
34. The Coloradan	334 units
35. Griffis Platform Union Station	287 units
36. Market Station	225 units
37. Windsor Condominiums	162 units
38. Barclay Towers	224 units



16M
RETAIL

1380 16TH ST, DENVER, CO 80202

Market St.

16th St.

Contact Brokers:

JAY LANDT
303 283 4569
jay.landt@colliers.com

LISA VELA
720 470 9838
lisa.vela@colliers.com

Colliers

BROKER DISCLOSURE



This communication has been prepared by Colliers Denver for advertising and/or general information purposes only. Colliers Denver makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any third party should undertake their own inquiries as to the accuracy of the information. Colliers Denver expressly and unequivocally

disclaims all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. This publication is the copyrighted property of Colliers Denver and/or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.