



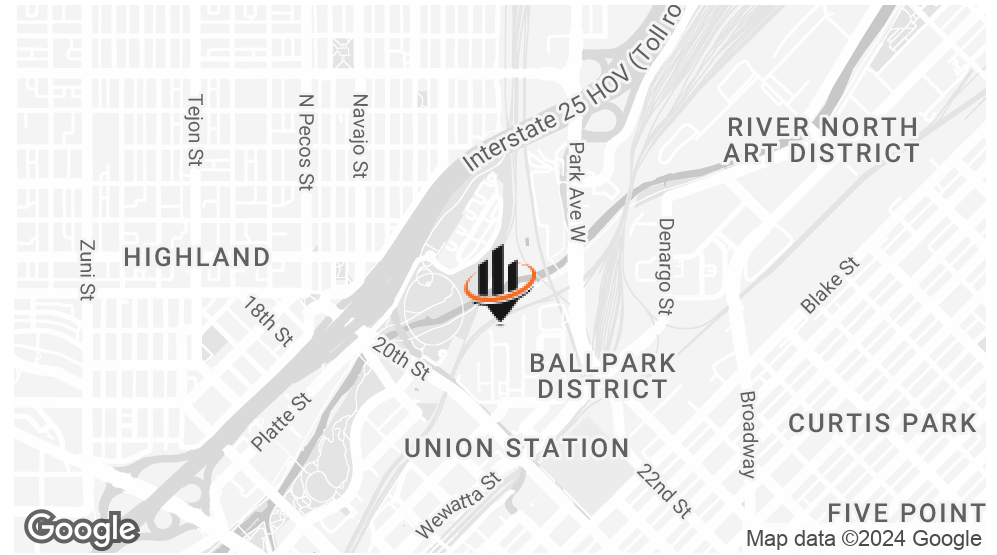
RETAIL LEASING OPPORTUNITY



LIFESTYLE REAL ESTATE  
APARTMENTS | CO-LIVING | CO-WORKING | FITNESS | RETAIL



## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$35.00 SF/yr (NNN)
<b>BUILDING TYPE:</b>	Mixed Use
<b>AVAILABLE SF:</b>	3,500 SF
<b>BUILDING SIZE:</b>	600,676 SF
<b>YEAR BUILT:</b>	2022

## PROPERTY OVERVIEW

This is a unique opportunity for an experienced restaurateur to be part of a thriving community and create a flourishing business. The space offers a turn-key solution for entrepreneurs who share the vision of the ownership and the community to create a dining and social experience that fuels connection, not just where you eat, but where you can celebrate community.

## PROPERTY HIGHLIGHTS

- 3,500 square foot (approximately) restaurant / club space
- Turnkey with restaurant and bar equipment in place
- Built-in clientele with the ability to host and cater both intimate and large scale events
- Private elevator entrance provides a sense of exclusivity
- Expanded role with the property available

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# D1

Apartments - Coliving - Wellness - Coworking



A Community for the Constantly Curious

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## RESTAURANT & BAR SPACE



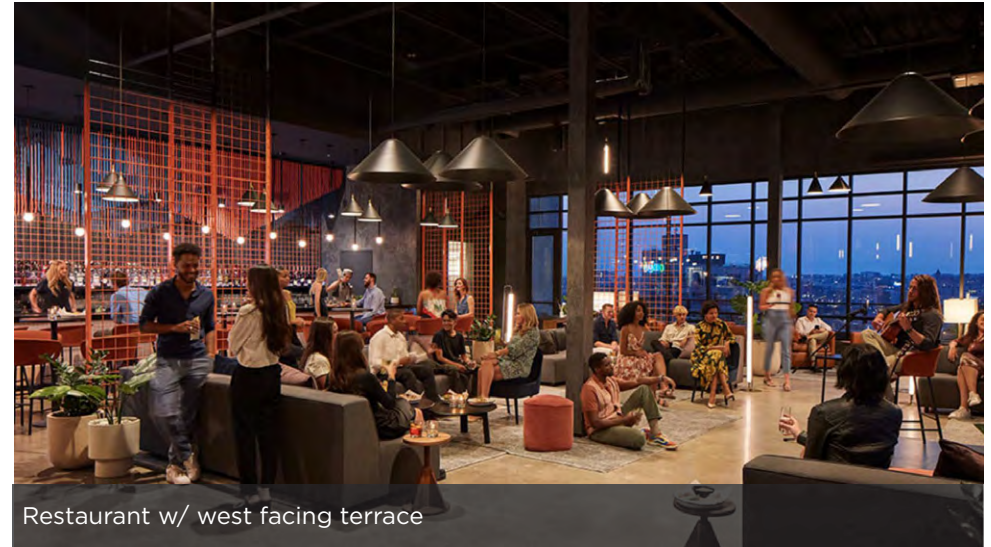
Restaurant space and street level entrance



Bar



Pool Bar

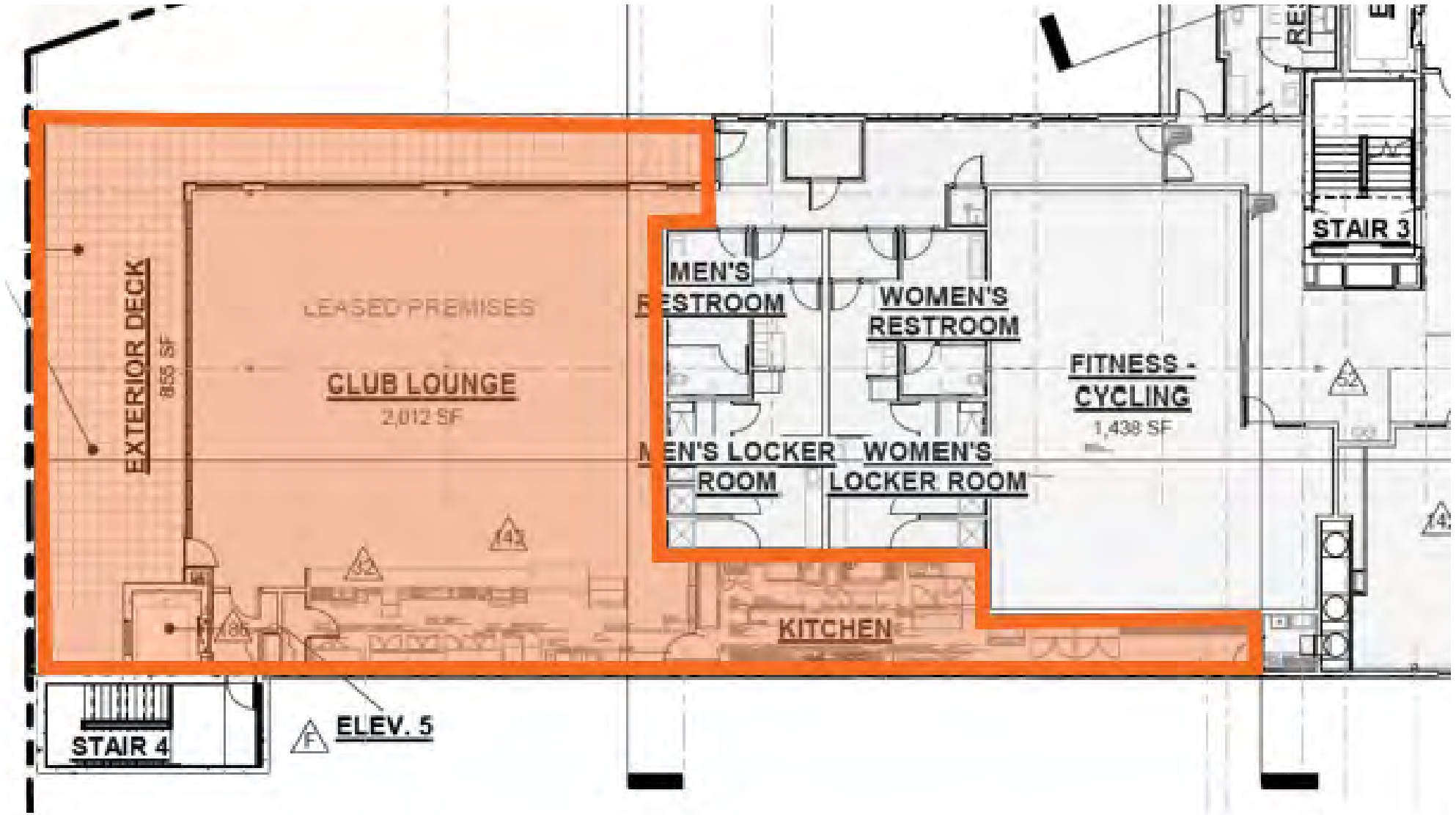


Restaurant w/ west facing terrace

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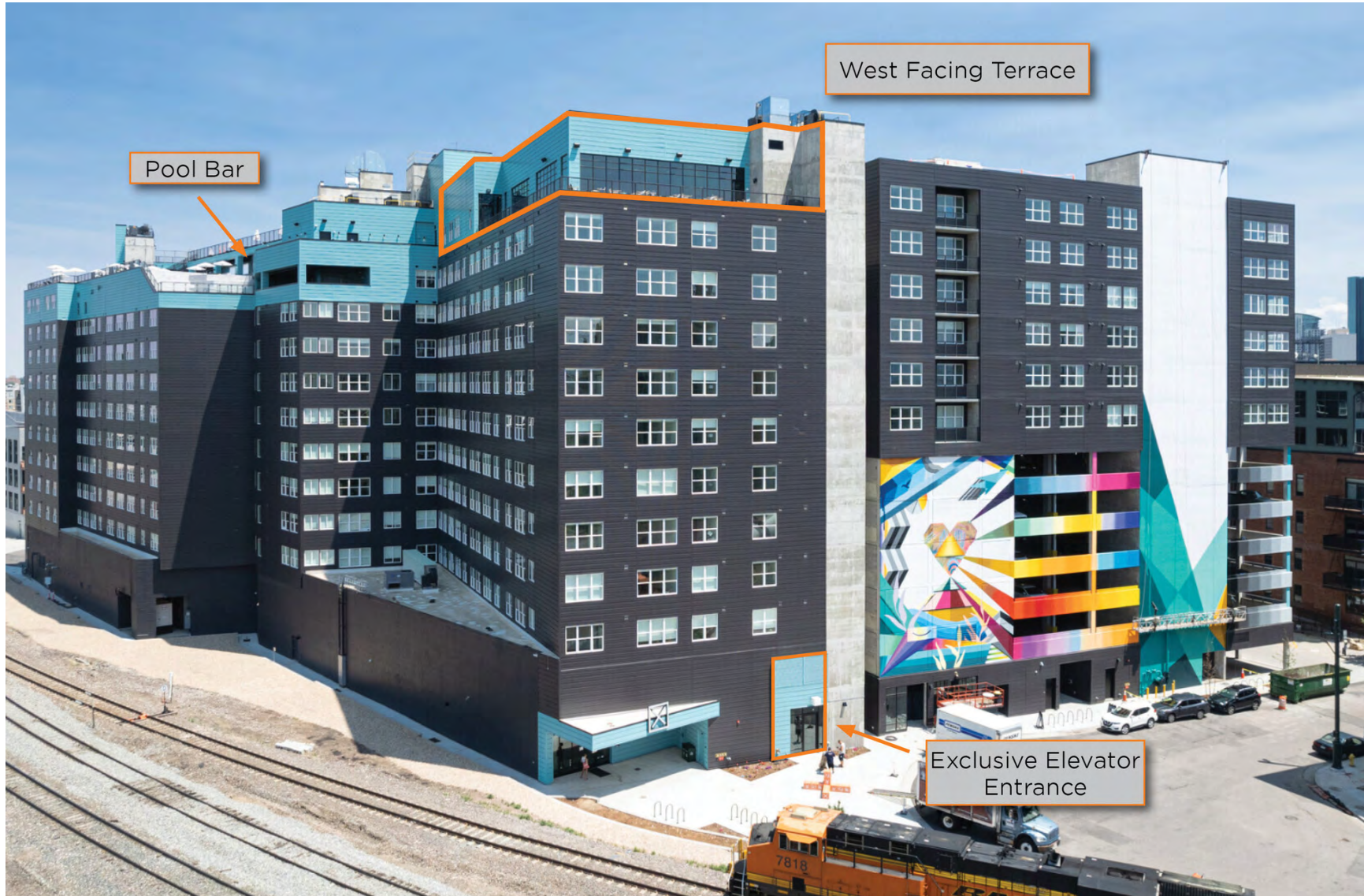
**FLOOR PLAN**



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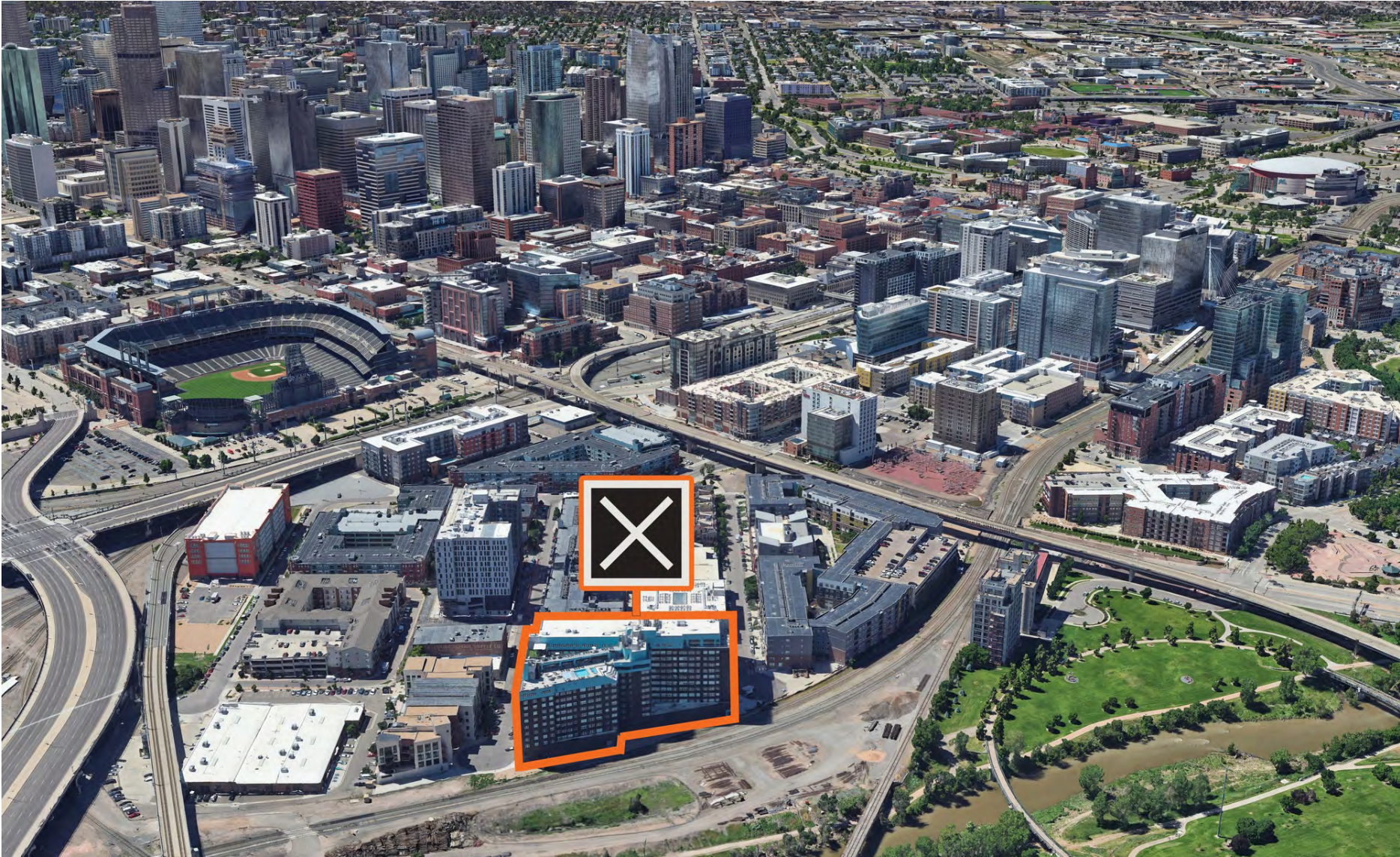
# LOCATION



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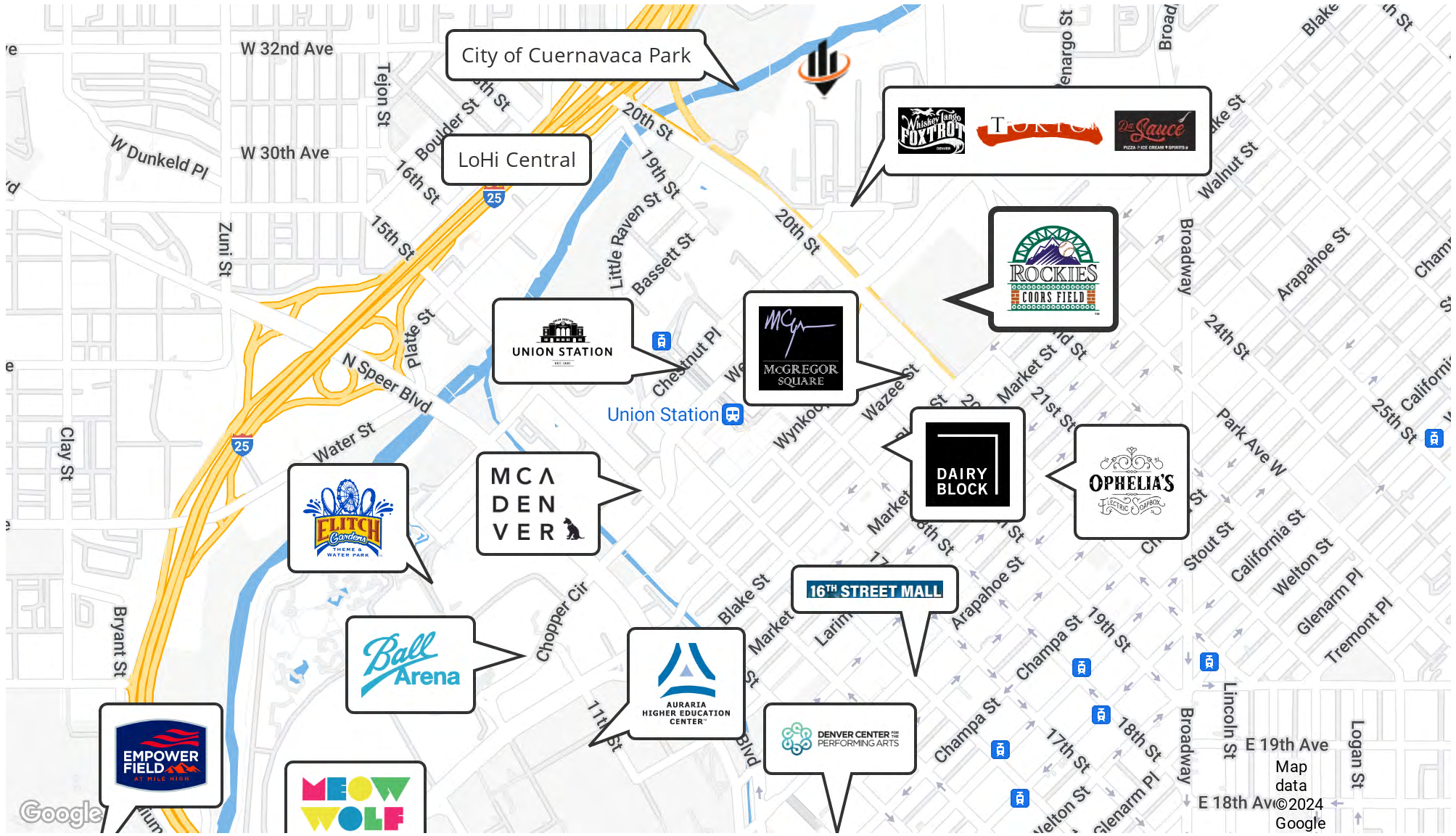
# LOCATION AERIAL



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# RETAILER MAP

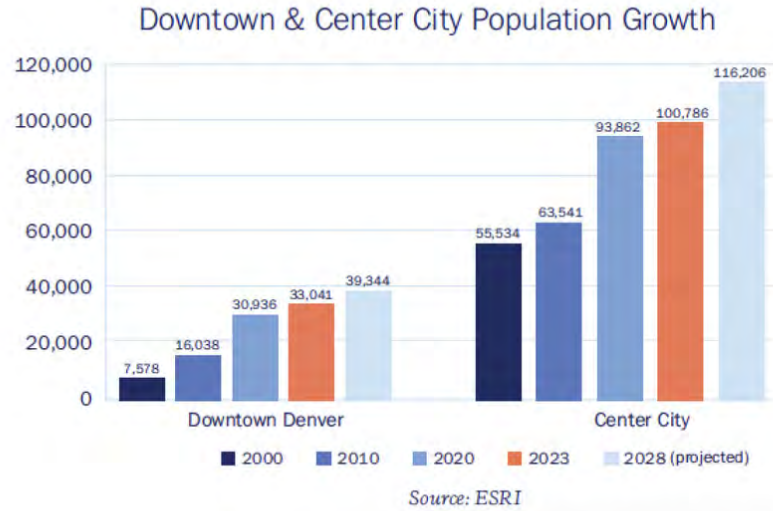


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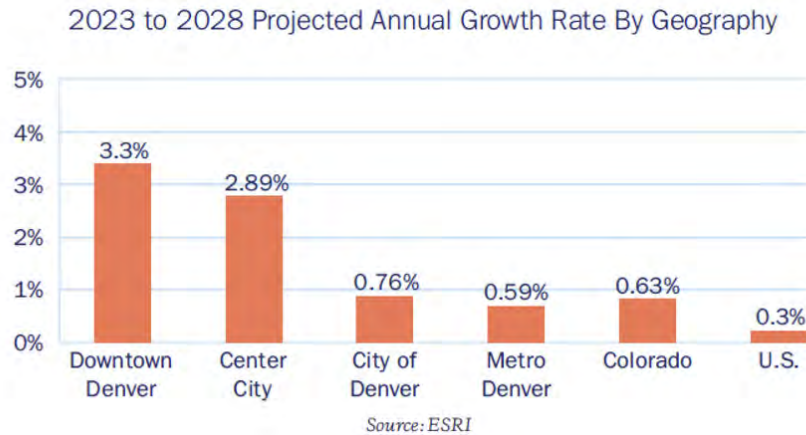
## DENVER METRO | POPULATION GROWTH



A beautiful, bustling metropolis set against the backdrop of the Rocky Mountains, Denver is widely recognized for its exceptional balance of a thriving economy, healthy lifestyle, and urban as well as natural amenities. This place offers exciting opportunities for both corporate employers as well as entrepreneurs, award-winning transit and mobility, and excellence in education and health care--all set against a legendary backdrop for leisure and recreation. Denver is strengthening its reputation as one of America's most livable cities. As a destination that simply "has it all," Denver Metro more than ever is a top choice to live, work and enjoy life.

Colorado had the **6th highest population growth** between 2010 and 2020 among U.S. states

- US Census Bureau, 2021



### 2023 DEMOGRAPHIC HIGHLIGHTS

Source: censusreporter.org



Total Population  
**2,985,871**



Median Household Income  
**\$98,975**



Total Square Miles  
**8,344**



Labor Force  
**1,826,525**

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# WHY DENVER? - TALENT

## DENVER METRO | TOP TALENT MARKET

### Top Tier Talent Pool

#### Educational Attainment

	Metro Denver	Northern CO	CO	U.S.
High School Diploma	92.1%	92.5%	92.4%	89.4%
Bachelor's Degree/Higher	49.4%	42.2%	44.4%	35.0%

Source: U.S. Bureau of the Census, American Community Survey, 2021 1-Year Estimates.

The well-educated workforce and diverse employment base make Denver Metro a prime area for business and industry growth. Regional top industry clusters include: health and wellness, transportation and logistics, outdoor recreation, technology & information, and advanced manufacturing. Top employers include HealthONE Corporation, Lockheed Martin, Comcast, Amazon, and United Airlines.

### Higher Education Institutions



**203,338**

New Colorado Based Entities filed in 2023

#### Relocations and Expansions

Companies that have announced a headquarters relocation, new office, or expansion in Downtown Denver.

2023			2022		
↳ Airbus	↳ JLL	↳ RevGen	↳ Analysis Group	↳ HNTB	↳ SonderMind
↳ Booyah Advertising	↳ McCarthy Building Companies Inc.	↳ Sherman & Howard	↳ AgentSync	↳ Humanitix	↳ Velocity Global
↳ City & County of Denver	↳ NorthMarq	↳ SonderMind	↳ AirDNA	↳ Naked Wines	↳ ViewRay Inc.
↳ Clark Hill	↳ Pivot Energy	↳ Vault 44.01	↳ Dynatrace	↳ PDC Energy	↳ Virta Health
↳ Gresham Smith	↳ Redaptive	↳ Vorto	↳ Evolve Vacation Rental Network	↳ Pie Insurance	
↳ Henderson Companies	↳ RES		↳ Hill International	↳ Ping Identity	

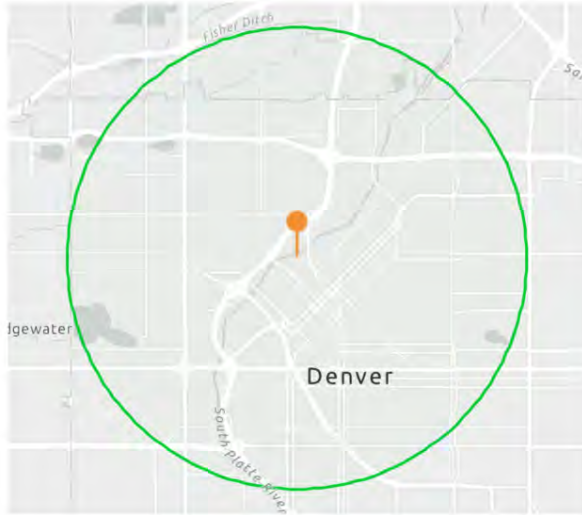
Source: Metro Denver EDC & JLL

### KEY INDUSTRY CLUSTERS



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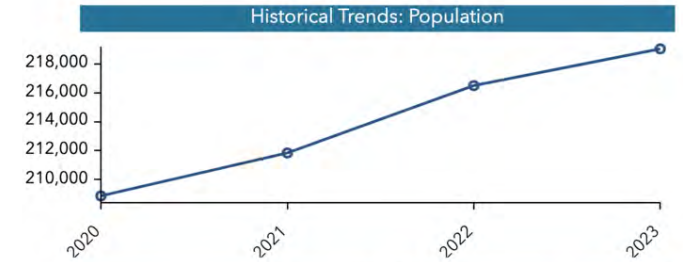


# POPULATION TRENDS AND KEY INDICATORS

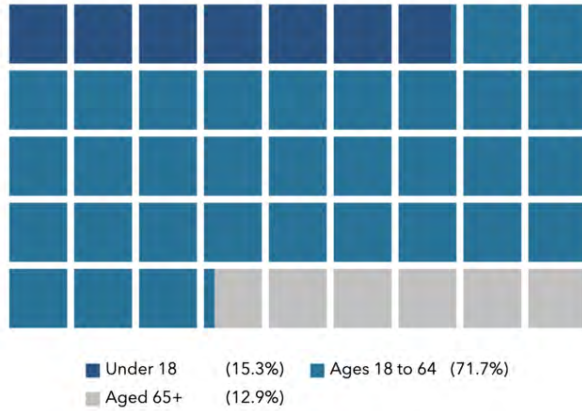
3100 Inca St, Denver, Colorado, 80202  
Ring of 3 miles

<b>219,043</b>	<b>116,214</b>	<b>1.82</b>	<b>35.5</b>	<b>\$87,455</b>	<b>\$655,121</b>	<b>83</b>	<b>58</b>	<b>69</b>
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

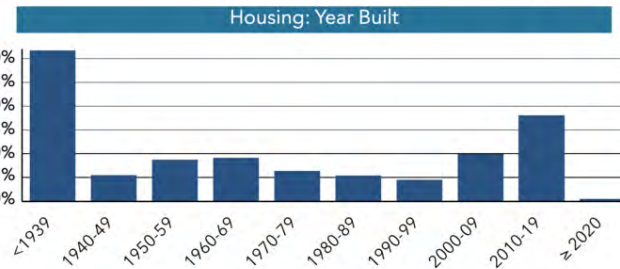
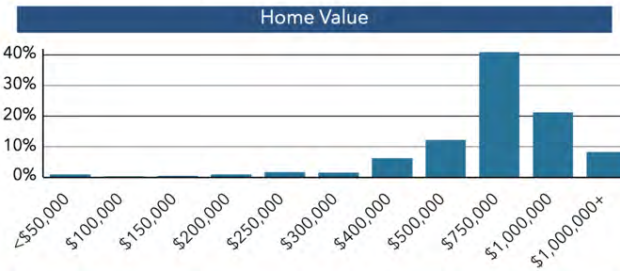
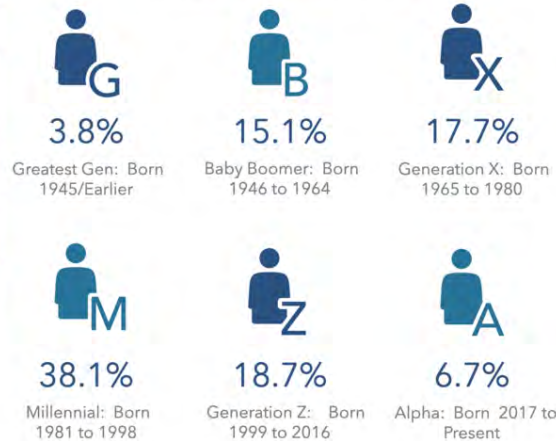
## MORTGAGE INDICATORS



## POPULATION BY AGE



## POPULATION BY GENERATION



Source: This infographic contains data provided by Esri (2023, 2028), Esri-U.S. BLS (2023), ACS (2017-2021). © 2024 Esri

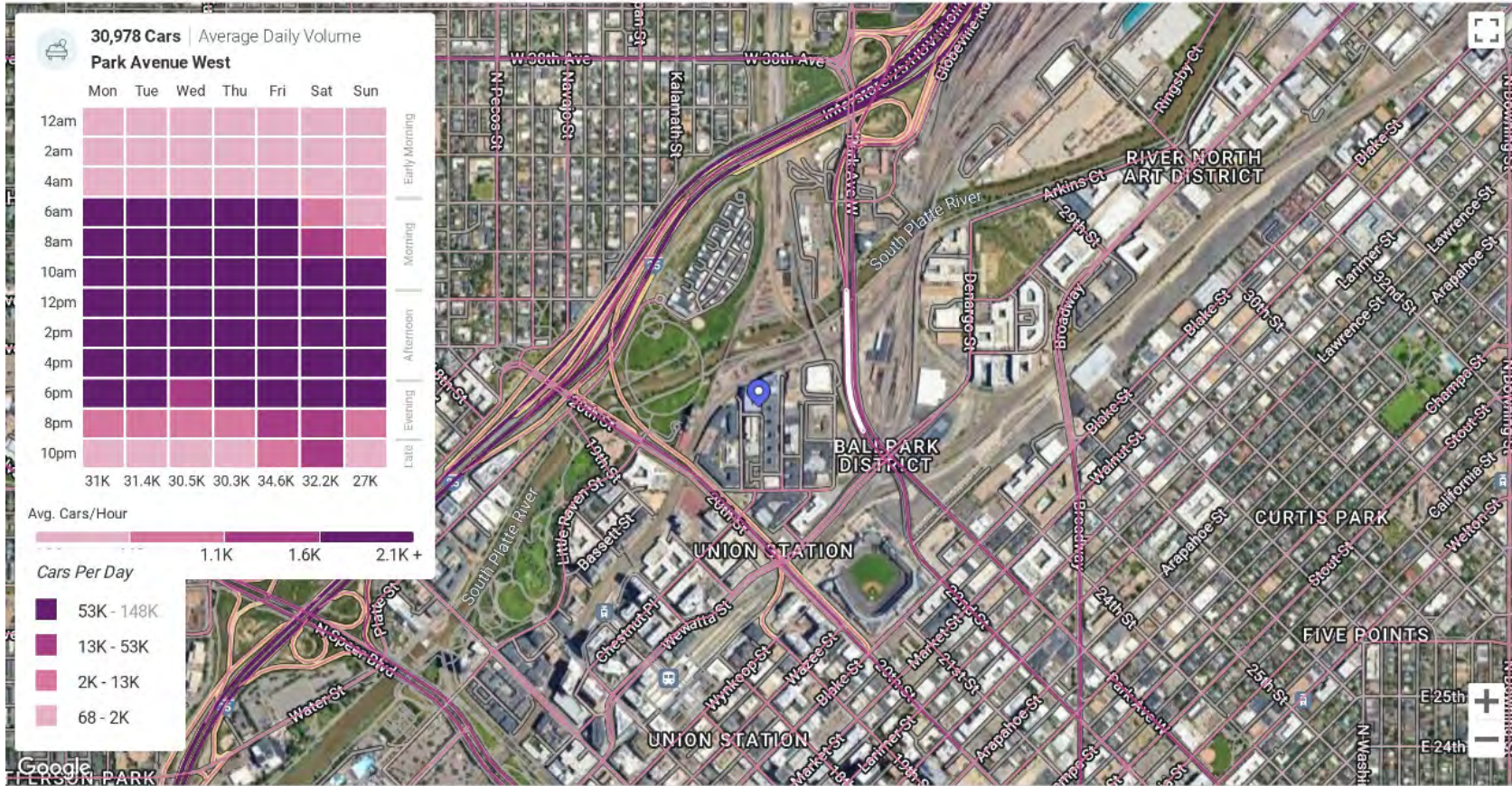
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# PLACER. AI TRAFFIC - PARK AVE WEST

## Vehicle Traffic Volume

**X Denver**  
3100 Inca St, Denver, CO 80202



Feb 1st, 2023 - Jan 31st, 2024  
Data provided by Placer Labs Inc. (www.placer.ai)



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# OPERATION MANAGEMENT OPPORTUNITY

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**Seeking collaborations with best-in-class retail, F&B, or social club operators.**

A unique operator opportunity to create vibrant and dynamic environments, managing properties in prime locations in Phoenix, AZ, and Denver, CO.

Interested parties are encouraged to explore and review the property amenities and concepts further below.

**OPERATION MANAGEMENT  
OPPORTUNITY DETAILS**





LIFESTYLE REAL ESTATE  
APARTMENTS | CO-LIVING | CO-WORKING | FITNESS | RETAIL



## CONTACTS

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