

FOR LEASE  
**1,500 RSF**  
Retail / Office in LoDo



# 1610 16th Street - Off the Alley

Denver, CO 80205

## Property Overview

- Ground floor LoDo retail / office availability at Mercantile Square
- Located off an alley, with a signage opportunity along 16th Street between Wynkoop and Wazee
- Charming brick and timber finishes in a historic structure
- One-of-a-kind central location that facilitates strong brand presence and identity

**Lease Rate : \$20.00/SF NNN**



## Property Facts

Suite Size	1,500 SF
Year Built	1893
Year Converted	1994
Parking	Street
Zoning	D-LD

**Joey Gargotto**  
SENIOR ADVISOR

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**NAI** Shames Makovsky





**DISTRICT**  
OLD. NEW. NOW.

*LoDo is the Perfect Blend  
of Nostalgia and Modernity*

- **Denver's original mixed-use neighborhood:**  
Over 100 of the city's best restaurants, clubs, galleries, shops, and hospitality businesses.
- **Unmatched charm:**  
LoDo is home to some of the finest late nineteenth and early twentieth-century commercial buildings in the American West.
- **Perennially walkable:**  
Home to one of the most celebrated ballparks in America in Coors Field; anchored by the hub of Denver's public transit network in Union Station.



DEMOGRAPHICS	1 MI	3 MI	5 MI
2024 POPULATION	42,540	236,871	463,672
2029 PROJECTION	43,941	241,674	469,672
ANNUAL GROWTH	2.8%	0.9%	0.1%
AVG. HH INCOME	\$122,175	\$112,601	\$111,618
MEDIAN HH INCOME	\$94,302	\$84,960	\$83,281

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