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



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Property Facts

1,500 SF
1893
1994
Street
D-LD



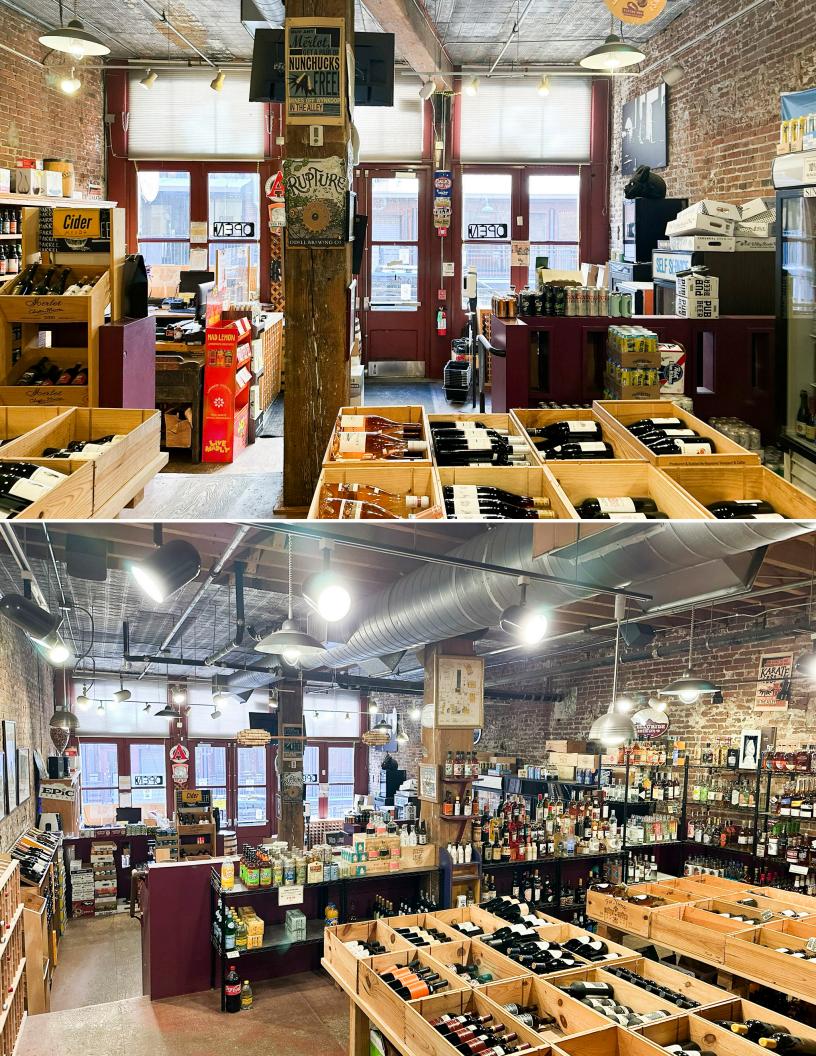


FOR LEASE

Office in LoDo

1,500 RSF









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.



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DEMOGRAPH	ICS 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

