

**RETAIL &
RESTAURANT
SPACE FOR
LEASE**

Leased by:



DENVER, COLORADO

Developed by:

CONTINUUM

+



CLARION
PARTNERS

A Franklin Templeton Company

**BASECAMP
MARKET STATION**

Retail. Office. Living. Perfected

2946 Larimer Street, Denver, Colorado 80205
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Discover Basecamp at Market Station



Downtown Denver at a glance

- **150,000** Daytime Population
- Downtown foot traffic **exceeded 90% of pre-pandemic levels.** (Summer of 2023)
- **500,000** Annual Conference Visitors
- **6 Million Visitors** to Professional Sports Games
- In 2023, 20.5 million overnight **visitors spent \$8.8B**

JOIN THESE EXISTING MARKET STATION TENANTS

Deloitte.
Digital

**JPMORGAN
CHASE & CO.**

HH[®]
HELLY HANSEN

adorn

 **MILK TEA PEOPLE**

CHASE 

THULE
SWEDEN

WATER GRILL
MARKET STATION
CREATORS

Danner
- EST. 1932 -

PROPERTY FACTS

2-ACRE
site

52,000 SF OF RETAIL
the largest concentration in Iodo

**125,000 SF OF OFFICE +
225 RESIDENTIAL UNITS**
above ground floor retail

300 VALET PARKING SPACES
in underground garage

INTERIOR PASEO
activated with small-shop retail and F&B

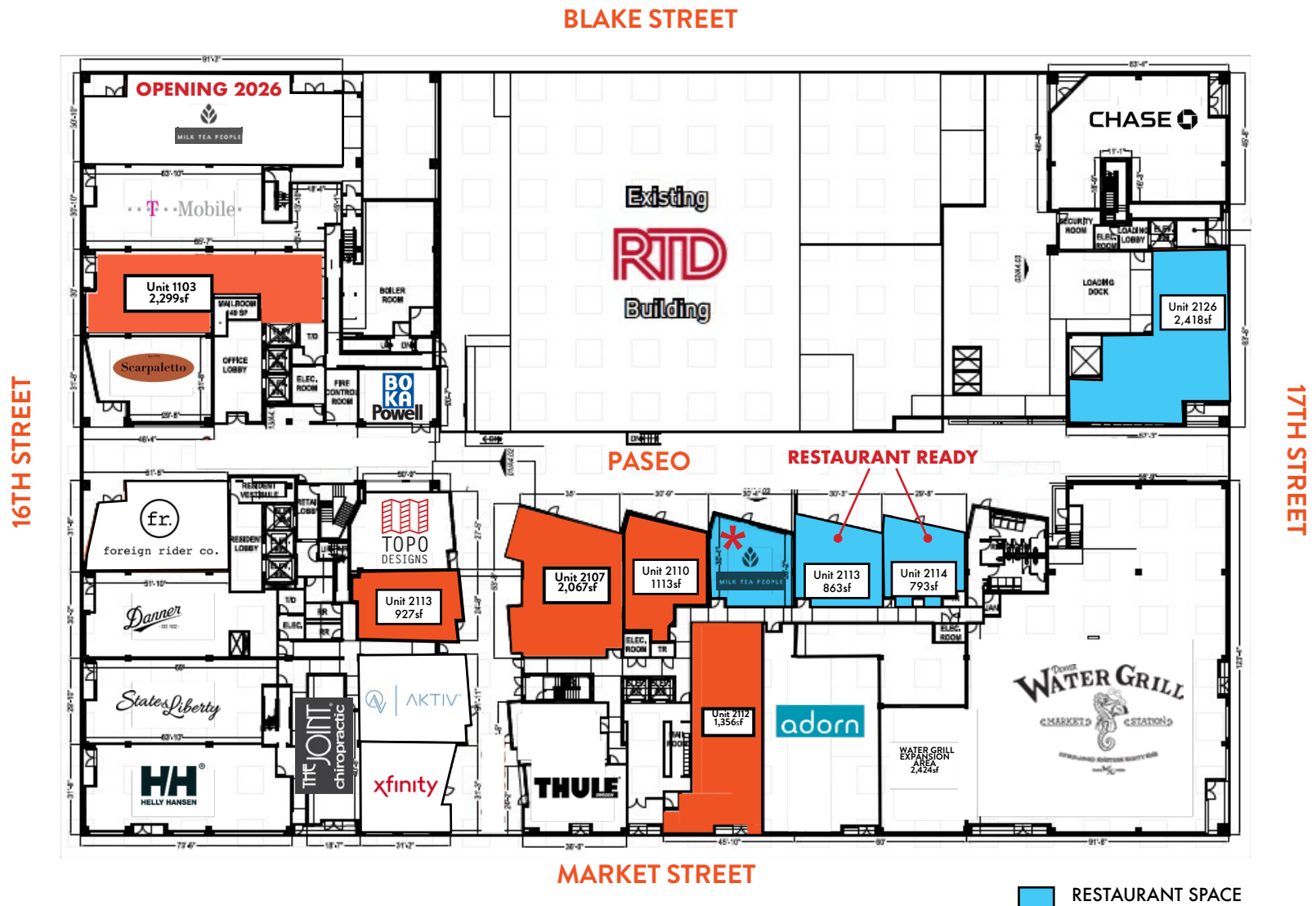
Retail spaces delivered in
WHITE-BOX CONDITION,

including some with
RESTAURANT INFRASTRUCTURE

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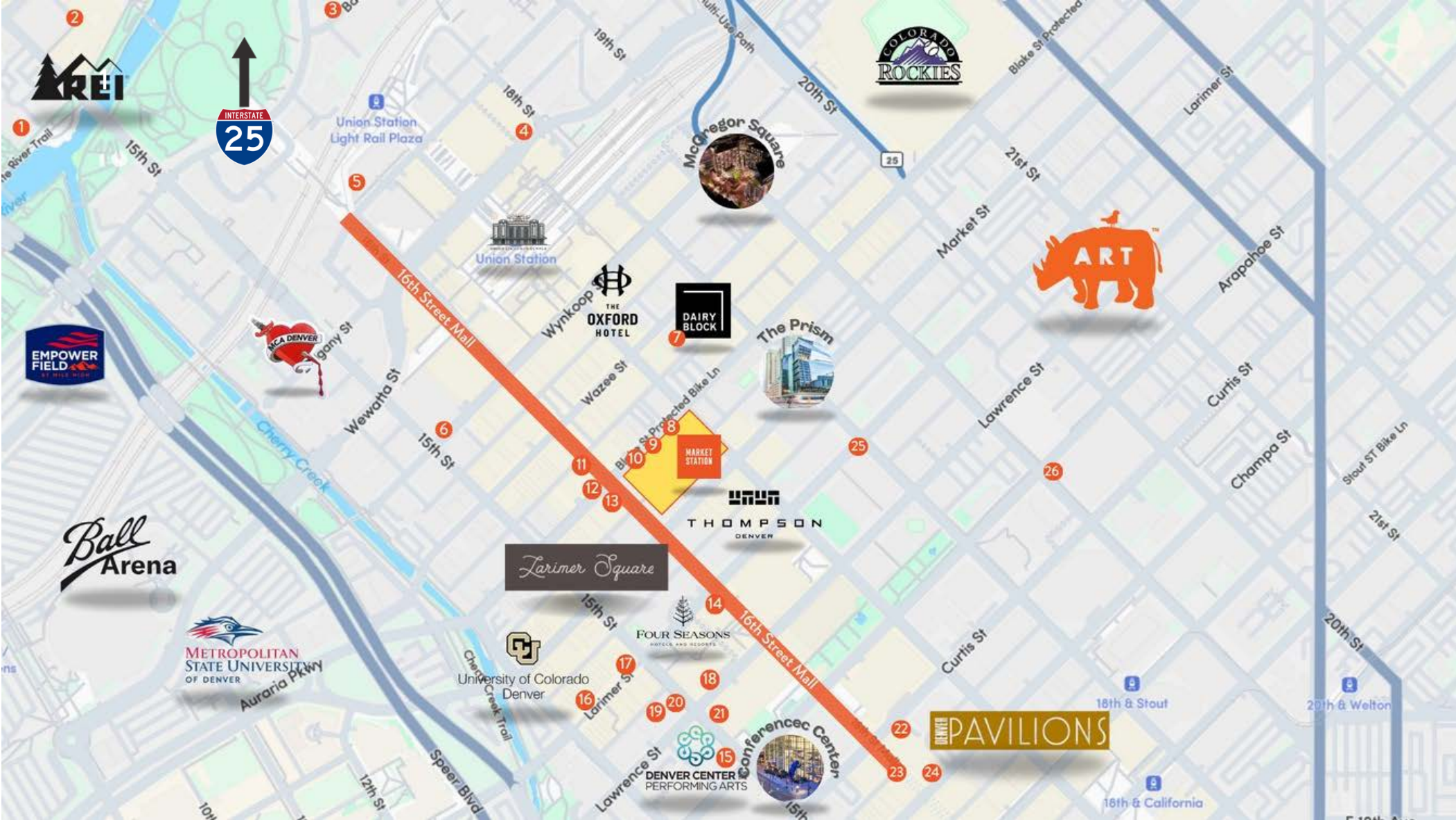

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AVAILABLE SPACE

Unit 1103	2,299 SF	Unit 2107	2,067 SF	Unit 2112	1,356 SF	Unit 2114	793 SF	* AVAILABLE IN 2026
Unit 2113	927 SF	Unit 2110	1,113 SF	Unit 2113	863 SF	Unit 2126	2,418 SF	



- 1 Denver Aquarium/Children's Museum
- 2 Denver Beer Co.
- 3 King Soopers
- 4 Whole Foods Market
- 5 Flight Club
- 6 Fogo De Chao

- 7 Warby Parker
- 8 Water Grill
- 9 Thule
- 10 Danner
- 11 Little Finch
- 12 Cava

- 13 Dragonfly Noodle
- 14 Overland Sheepskin
- 15 Tamayo
- 16 Rijoa
- 17 Ocean Prime
- 18 Four Seasons

- 19 Ace Hardware
- 20 Pet Supplies
- 21 Plus Sam's No.
- 22 3 Target Lucky
- 23 Strike
- 24 H&M

- 25 Holey Moley
- 26 The Ritz Carlton

Courtesy of Downtown Denver Partnerships 2023

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