



# MCGREGOR SQUARE RETAIL AND OFFICE FOR LEASE

1901 Wazee Street, Denver, CO 80202

# RETAIL AT THE CENTER OF DOWNTOWN DENVER

McGregor Square is a vibrant mixed-use destination in the heart of Denver's historic LoDo district, directly adjacent to Coors Field. Spanning an entire city block, it brings together premier retail, restaurants, a boutique hotel, office space and residences—all centered around a 17,000 SF outdoor plaza with a massive 66-foot LED screen.

Buzzing with game-day energy and year-round events—from concerts to movie nights and seasonal skating—McGregor Square serves as downtown Denver's "city living room." For retailers, it offers unmatched visibility and connection to a lively mix of locals, visitors, and professionals in one of the city's most dynamic environments.

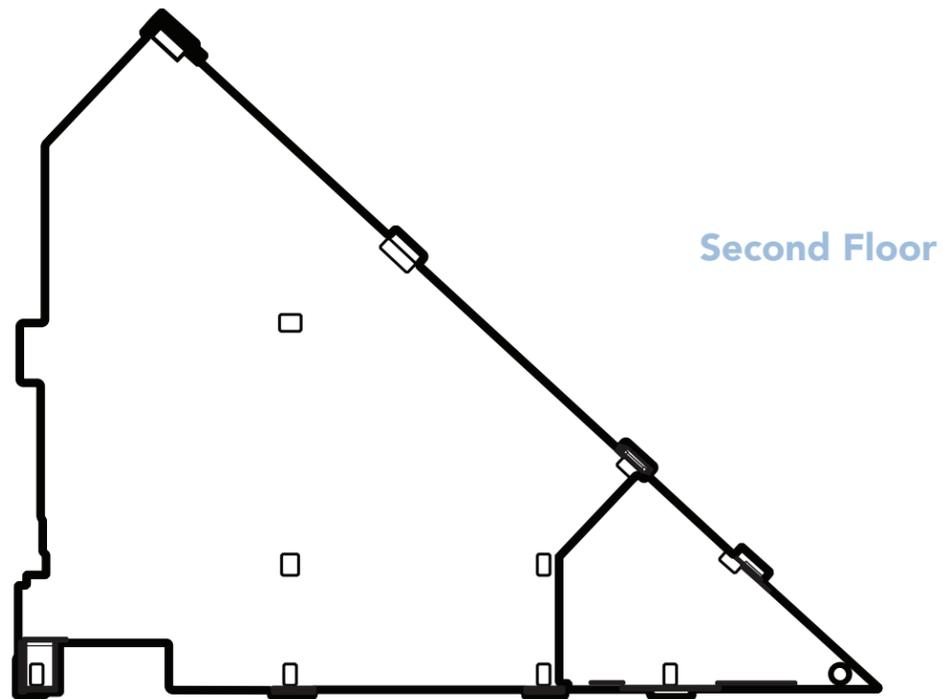
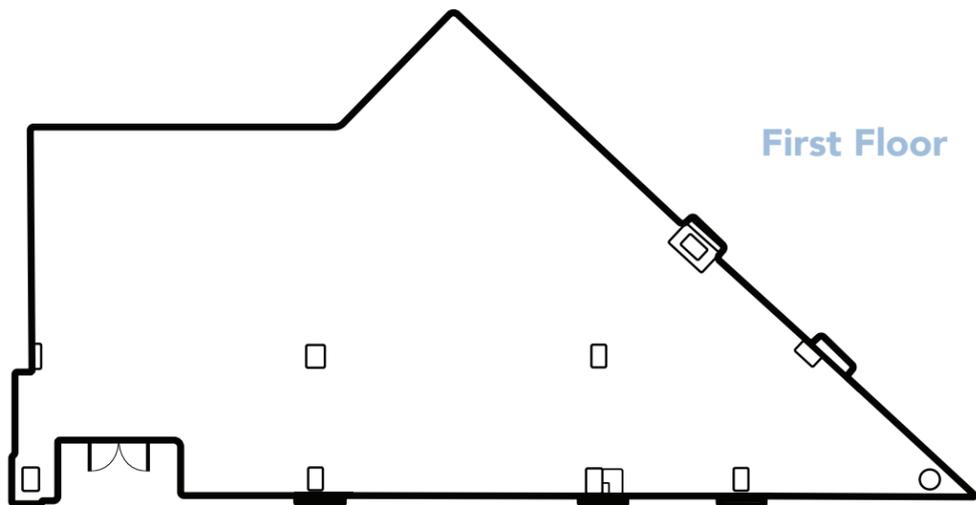


# RETAIL OR OFFICE

## 6,408 SF

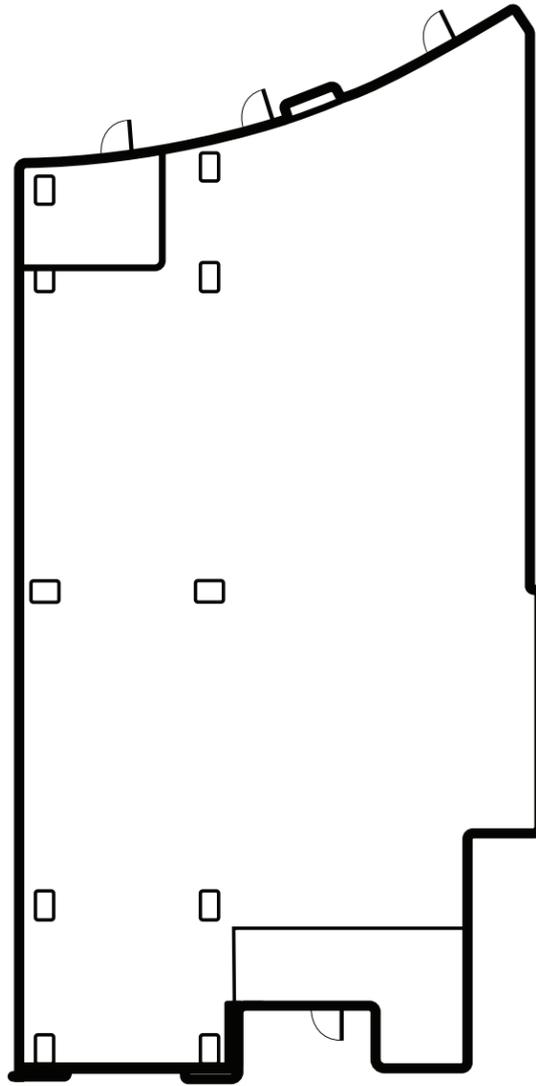
### AVAILABLE

- Incredible natural light with floor to ceiling windows
- Entrance to the project fronts 20th Street and Coors Field
- One or two story space with great ceiling heights
- Interconnected stairwell within suite



# RETAIL 3,531 SF AVAILABLE

- Beautiful restaruant build out
- All restaurant equipment available for future tenant
- Join La Loma, Tom's Watch Bar and The Original





# DOWNTOWN'S PLAYGROUND



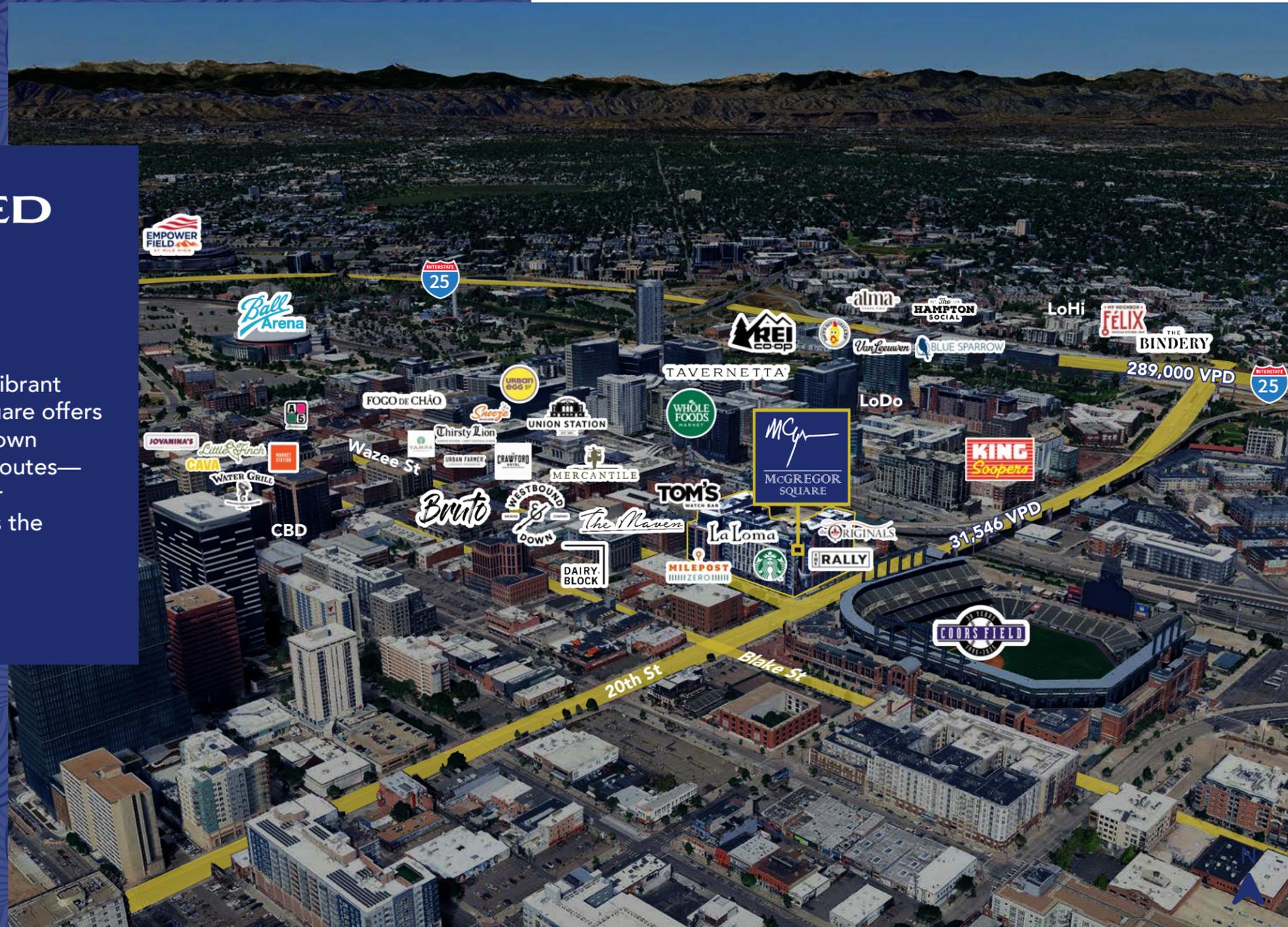
At the intersection of sports, culture, and community, McGregor Square delivers a one-of-a-kind retail experience in Denver's most energetic setting.

- Premier mixed-use destination in LoDo, adjacent to Coors Field
- 17,000 SF outdoor plaza with 66' x 20' LED screen for events and programming
- Mix of retail, dining, residential, hotel, and office uses
- Year-round foot traffic from locals, tourists, and event-goers
- Easy access via Union Station and downtown transit connections
- Surrounded by leading attractions, including Coors Field and Union Station
- Designed to host concerts, movie nights, festivals, and seasonal activations



# CONNECTED TO IT ALL

Ideally situated in Denver's vibrant LoDo district, McGregor Square offers unmatched access to downtown amenities and major transit routes—with I-25 just blocks away for effortless connectivity across the metro area.



**95**  
Walk Score

**84**  
Transit Score

**94**  
Bike Score

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION (2024)	45,931	230,939	456,404
DAYTIME POPULATION	93,114	234,483	379,231
AVG. HOUSEHOLD INCOME	\$122,542	\$113,275	\$111,966
MEDIAN AGE	34	35	36





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