

1010 Park Ave W

GROUND LEVEL RETAIL SPACE FOR LEASE



DENVER
RETAIL
GROUP



ARAPAHOE SQUARE
Neighborhood

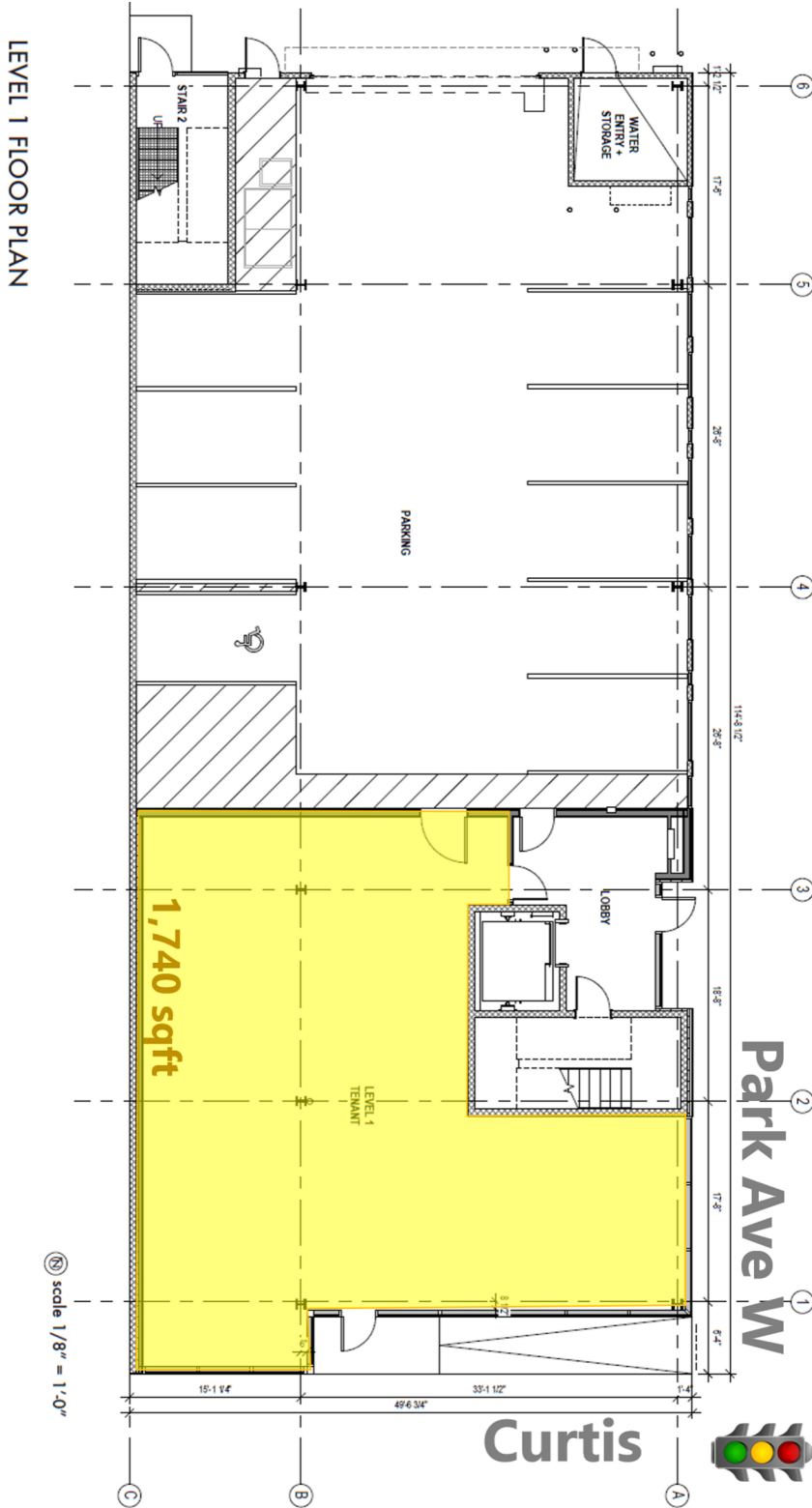
250,048 EMPLOYEES
Within 3 Miles

8,741 BUSINESSES
Within 1 Mile



Available Spaces

CALL TODAY FOR INTERIOR RENDERINGS, SITE PLANS, MEP PROVISIONS AND TO SET UP A TOUR



1ST FLOOR: RETAIL SPACE

- 1,740 sf
- Rent: \$30-\$35 psf
- Available now
- Direct parking garage access
- Street level retail
- High ceilings
- High security in place
- Parking available





Primary Market

SITE AND MARKET ANALYSIS
CUSTOMER TRENDS AND TENDENCIES

1 MILE RADIUS

- Over 43,000 residents within one mile
- PAGR (percentage annual growth rate): 3.18%
- Bachelor's degree or higher: 57.57%
- Average Household Income: \$87,080

Compared to the US average, these consumers spend



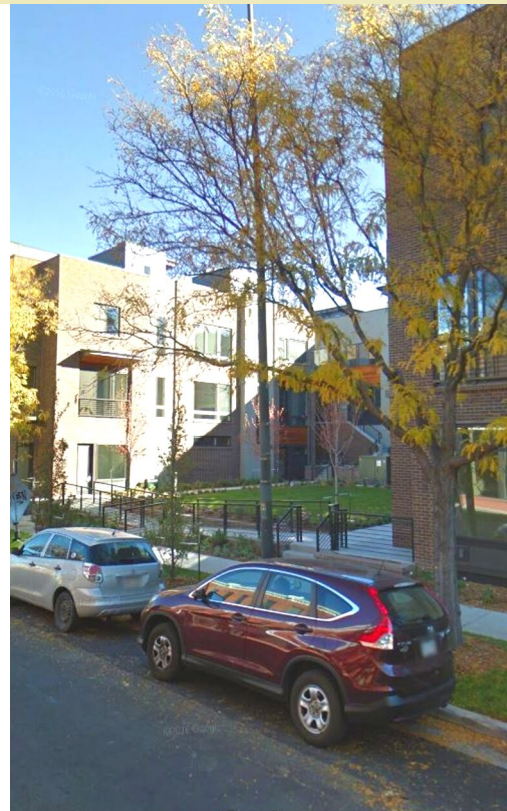
13% more on
dining out



10% more on
personal care products



3% more on
personal care services



DOWNTOWN DENVER: 80202

- Over 11,000 households within this zip code
- PAGR (percentage annual growth rate): 4.92%
- Bachelor's degree or higher: 74.80%
- Average Household Income: \$132,700

Compared to the US average, these consumers spend



68% more on
dining out



61% more on
personal care products



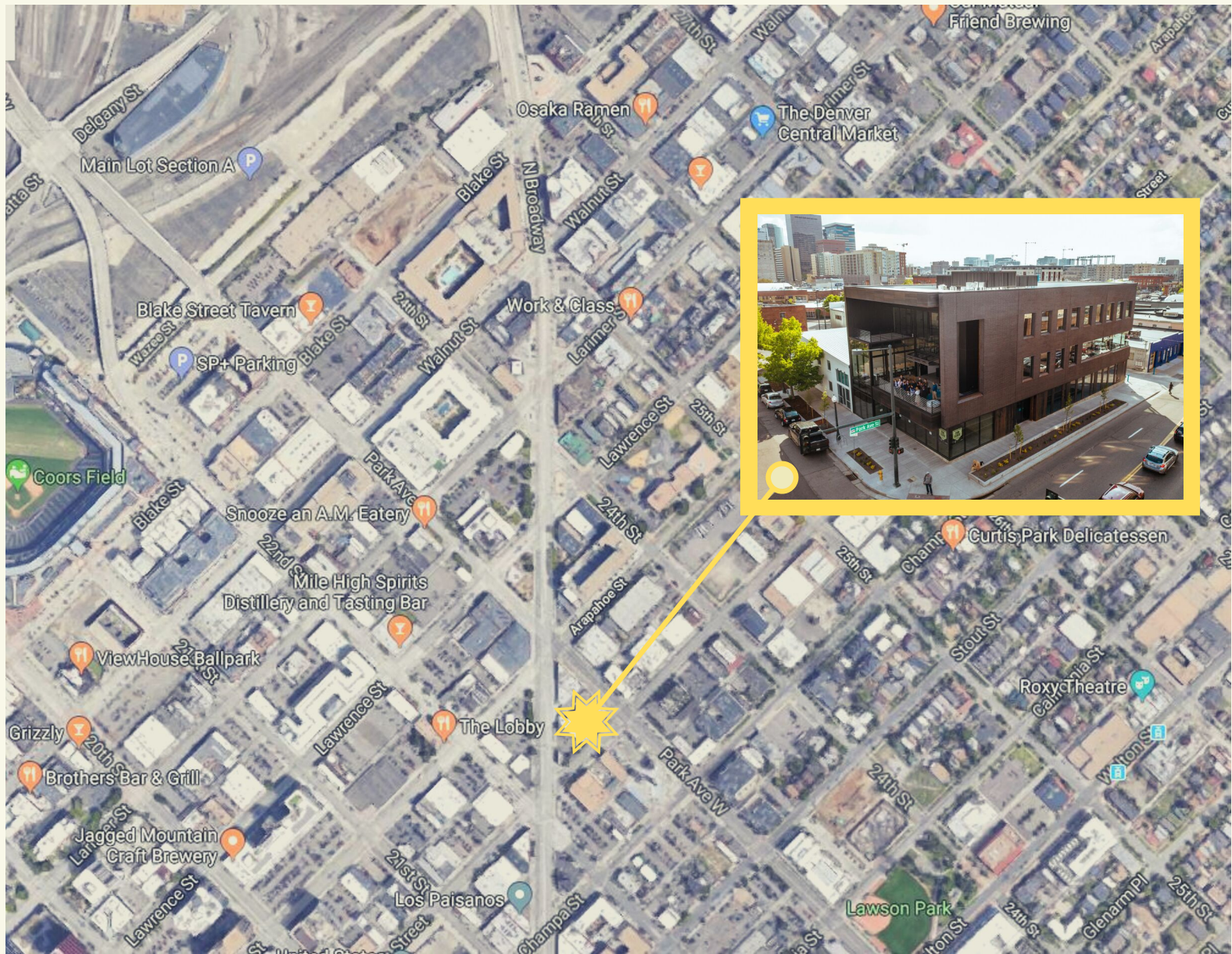
56% more on
personal care services





Area Map

LOCATED ON THE HARD CORNER OF
PARK AVE W AND CURTIS ST.



- 20,000 total housing units within 1 mile
- 30% increase in housing units since 2010
- 33,000 total housing units within 1 mile expected by 2023
- 23,000 VPD on Park Ave W and Broadway
- 15,000 VPD on Park Ave W
- 2,000 VPD on Curtis
- 1 mile from Union Station, 0.5 miles from RTD L Line