



Platte Street

LOHI, DENVER

3,325 SF RETAIL OPPORTUNITY
AVAILABLE NOW

Welcome to LoHi

Denver's Lower Highlands (aka LoHi) is one of the city's most happening neighborhoods, a mix of Victorian and modern architecture plus an impressive food scene, all with a view of the city skyline. LoHi touts some of Denver's most iconic eateries, from the pioneering food hall Avanti, to the critically-acclaimed Root Down and Linger. In a city-wide move to enhance connectivity, transportation and infrastructure improvement have brought light rail and bike trails to LoHi, offering direct connection to Denver's CBD.

One of the country's most desirable cities, Denver's accolades include rankings as the #2 best place to live, the #4 best place for business and careers, and in the top 10 cities for millennials. This is particularly true for families, where LoHi boasts an average household income of \$160K across a 77% educational attainment.

LOHI AREA MAP

SOFT GOODS

- | | |
|-----------------------|--------------|
| 1 RAB | 4 ATHLETA |
| 2 BLACK DIAMOND | 5 FJALLRAVEN |
| 3 WILDERNESS EXCHANGE | 6 REI |

NATIONAL F&B

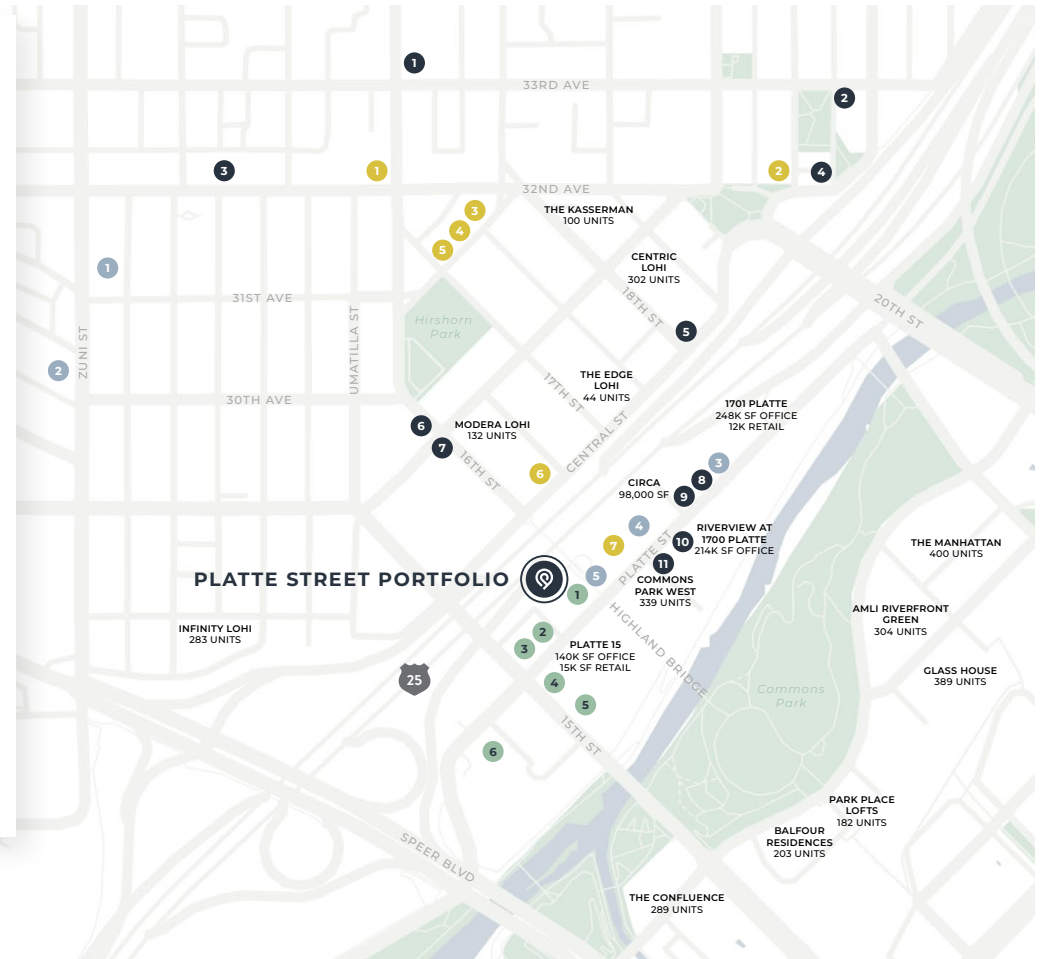
- | | |
|----------------|----------------------|
| 1 BARTACO | 5 POSTINO WINE BAR |
| 2 HAPPY CAMPER | 6 HAMPTON SOCIAL |
| 3 KAWA NI | 7 DAVE'S HOT CHICKEN |
| 4 BAMBOO SUSHI | |

RELEVANT LOCAL F&B

- | | |
|---------------------|------------------------|
| 1 SEÑOR BEAR | 7 LITTLE MAN ICE CREAM |
| 2 ROOT DOWN | 8 ROOM FOR MILLY |
| 3 BAR DOUGH | 9 DENVER BEER CO |
| 4 AVANTI | 10 DAUGHTER THAI |
| 5 MY NEIGHBOR FELIX | 11 BRIDER |
| 6 LINGER | |

FITNESS

- | | |
|------------------|---------------------------|
| 1 F58 LOHI | 4 SOLIDCORE |
| 2 COREPOWER YOGA | 5 DENVER BARRE COLLECTIVE |
| 3 HOTWORX | |



By the Numbers



93
WALK SCORE



77
TRANSIT SCORE



33
MEDIAN AGE



79%
EDUCATIONAL ATTAINMENT*



\$74,090
AVG HOUSEHOLD INCOME*



35,718
POPULATION*



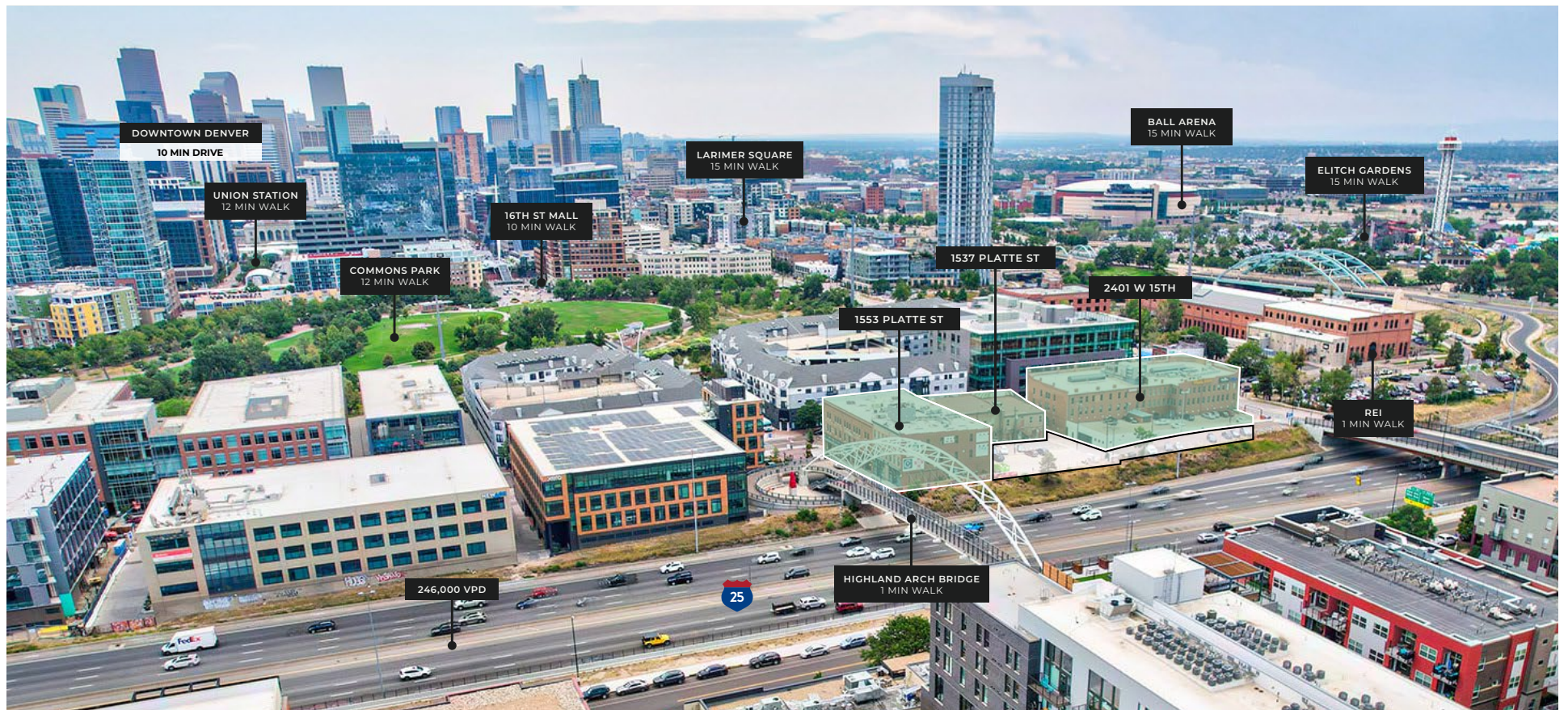
172,797 SF
TOTAL NEIGHBORHOOD GLA OWNED

*(1-MILE)

Platte Street Portfolio

The Platte Street Portfolio consists of ~49,000 SF retail and ~53,250 SF office space across three historic buildings on Platte Street, one of Denver's most established and activated thoroughfares linking the Lower Highlands to Downtown Denver.

This historic brick and timber mixed-use project is made up of an ideal blend of boutique retailers, popular restaurants, and creative office users. With incredible walking, biking and commuter access to Downtown Denver as well as direct access to Platte Street Plaza and Highland Bridge, this unparalleled location in the heart of Platte Street is hard to beat.

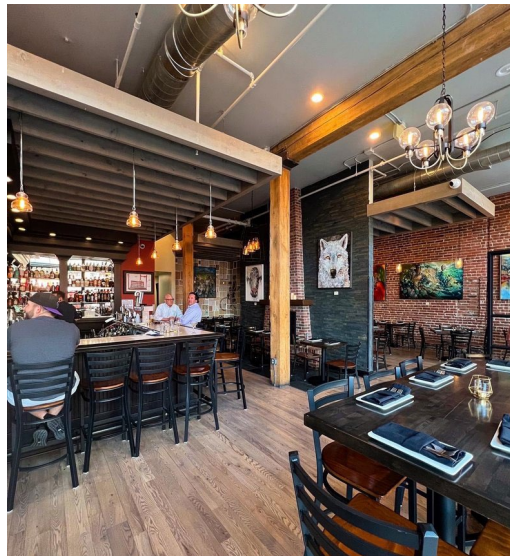
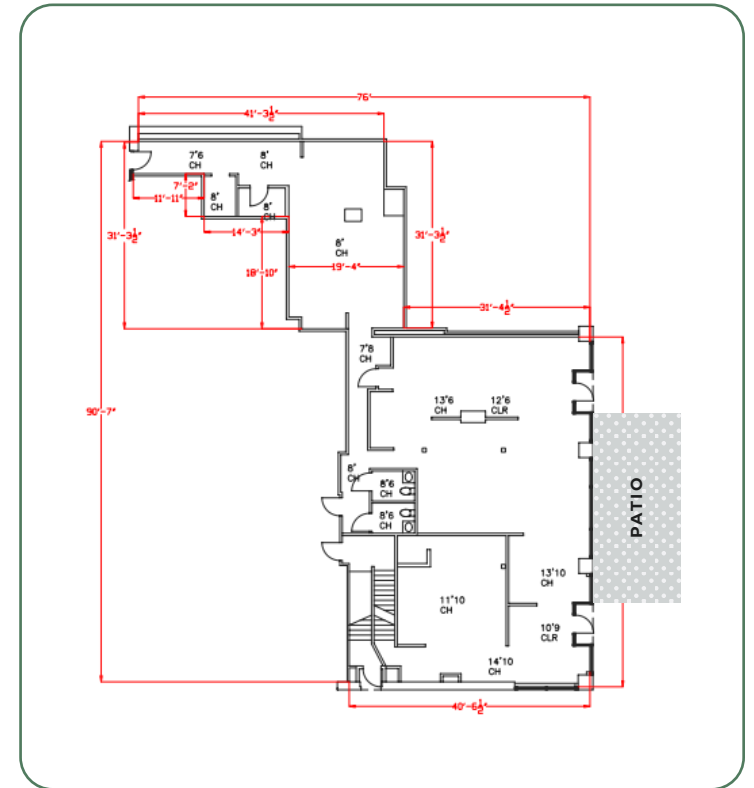
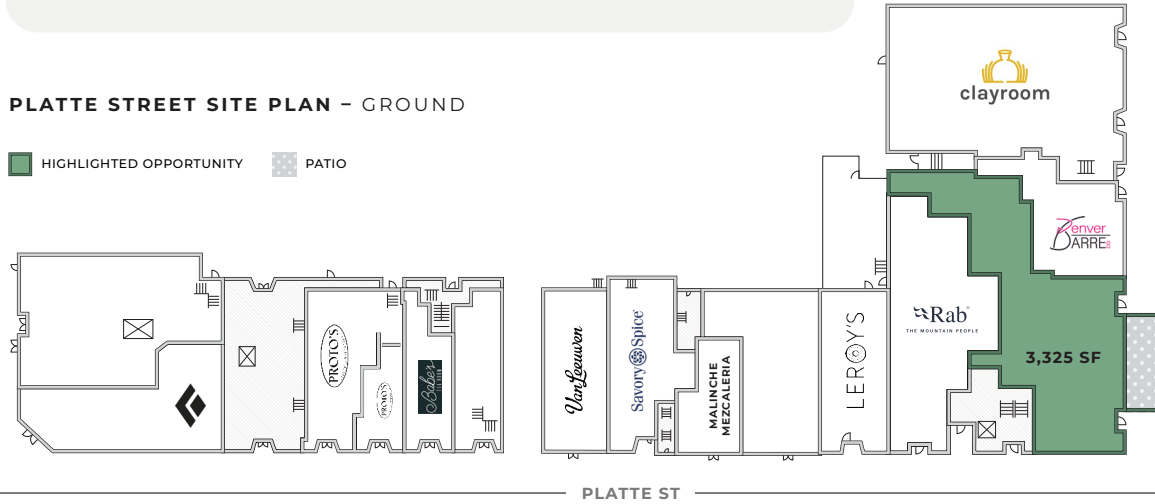


SPACE DETAILS

- 3,325 SF AVAILABLE NOW
 - 2ND GEN CONDITION
 - 1553 PLATTE STREET
- LOCATED DIRECTLY OFF THE HIGHLAND BRIDGE, A HEAVILY TRAFFICKED PEDESTRIAN WALKWAY CONNECTING DOWNTOWN WITH LOHI

PLATTE STREET SITE PLAN - GROUND

 HIGHLIGHTED OPPORTUNITY  PATIO



Get In Touch

ASANA PARTNERS

Lara Silversmith
lsilversmith@asanapartnes.com

JLL

Sam Zaitz
sam.zaitz@jll.com

Jeff Feldman
jeff.feldman@jll.com

