



U P T O N

R E S I D E N C E S

R E T A I L L E A S I N G

Presented by



UPTON DENVER



Upton will be Denver's newest high-rise residence in one of the most sought after locations. An architecturally inspired building with designer interiors and lavish amenities. All this towering above one of the most central and connected neighborhoods in Denver with breathtaking city and mountain views.

THE BUILDING

461 - Unit condominium project across two towers

- North Tower : 32 floors, 192 residences
- South Tower : 38 floors, 269 residences
- Includes co-working spaces, social lounge, pool and, fitness facility
- Convenience to downtown offices, Auraria Campus (MSU/Community College of Denver/CU Denver), Ball Arena, Buell Theater, Coors Field, Capitol Hill, Denver Convention Center, Larimer Square, Mile High Stadium, Performing Arts Complex and Union Station.

THE RETAIL

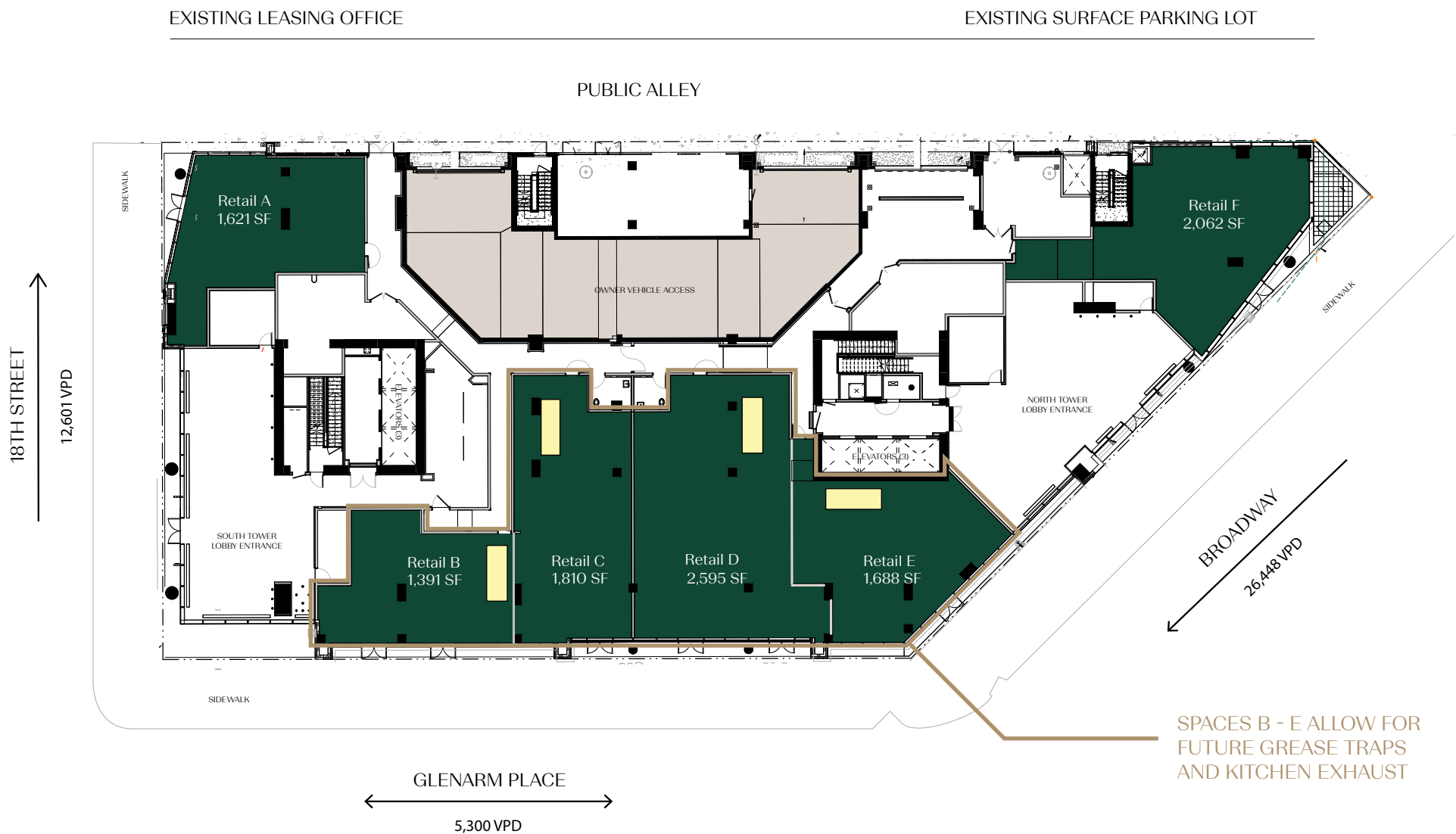
± 11,359 SF total retail space

- First generation – grey shell delivery
- Contiguous spaces range from ± 1,391 - 7,484 SF, with divisions available
- Select spaces are outfitted with provisions for grease traps and kitchen exhausts
- 19'4" ceiling heights
- Full height glass storefronts
- Patio potential pending Denver review and approval
- Great exposure with 26,448 VPD on Broadway and 12,601 VPD on 18th Street
- Sign Band

RENDERING



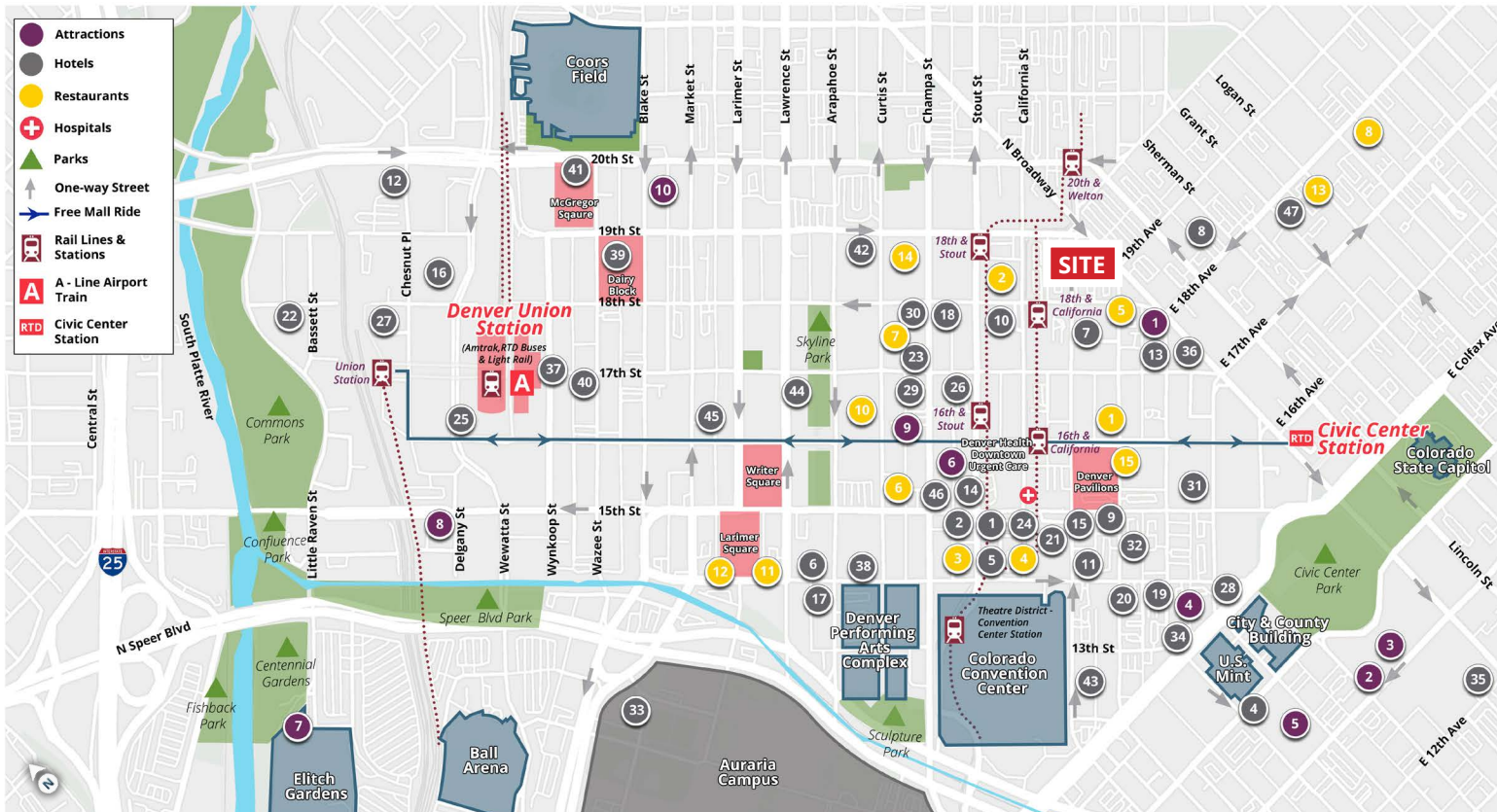
SITE PLAN



Future Kitchen Exhaust Location

Square Footage is estimated and will be remeasured.

HOTELS & ATTRACTIONS AERIAL



RESTAURANTS

- 1 West Saloon & Kitchen
- 2 Guard & Grace Steakhouse
- 3 Stout Street Social
- 4 Corinne
- 5 La Loma
- 6 Sam's No.3 Burger
- 7 Panzano
- 8 Steuben's Upton
- 9 Chopstickers
- 10 Range Restaurant
- 11 Capital Crille
- 12 Rioja
- 13 Gattara
- 14 Syrup
- 15 5280 Burger Bar

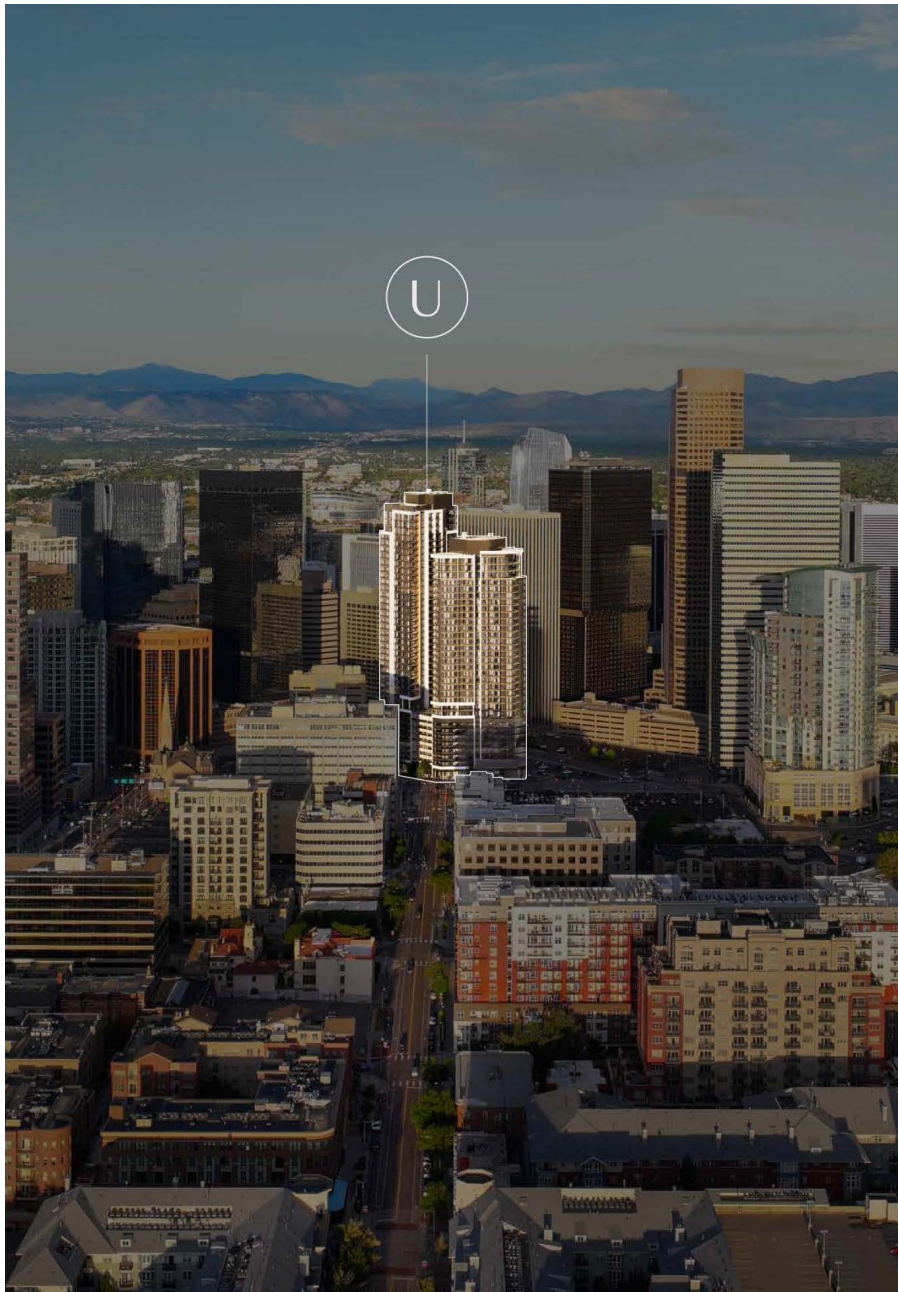
HOTELS

1 AC Hotel	11 Hilton Garden Inn	21 Hyatt Regency CCC	31 Sheraton	41 The Rally Hotel
2 Aloft	12 Hilton Garden Inn	22 Kasa Union Station	32 Sonesta	42 The Ritz-Carlton
3 Courtyard by Marriott	13 Holiday Inn Express	23 Kimpton Hotel Monaco	33 Springhill Suites	43 TheState,TapestrybyHilton
4 Element by Westin	14 Home2 Suites	24 Le Meridien	34 Staybridge Suites	44 The Westin
5 Embassy Suites	15 Homewood Suites CCC	25 Limelight	35 TheARTHotel,CurioCollection	45 Thompson Denver
6 Four Seasons Hotel	16 Hotel Indigo	26 Magnolia, Tribute Portfolio	36 The Brown Palace Hotel & Spa	46 Tru by Hilton CCC
7 Grand Hyatt	17 Hotel Teatro	27 Mint House	37 The Crawford Hotel	47 Warwick Hotel
8 Hampton Inn & Suites	18 Hyatt Centric	28 Populus	38 The Curtis - Doubletree	
9 Hampton Inn & Suites CCC	19 Hyatt House	29 Renaissance	39 The Maven	
10 Hilton Denver City Center	20 Hyatt Place	30 Resident Inn by Marriott	40 The Oxford	

ATTRACTIONS

- 1 AmericanMuseumofWesternArt-TheAnschutzCollection
- 2 Center for Colorado Women's History
- 3 Denver Art Museum
- 4 Denver Firefighters Museum
- 5 Denver Police Museum
- 6 Denver Selfie Museum
- 7 Elitch Gardens Theme & Water Park
- 8 Museum of Contemporary Art
- 9 Museum of Illusions
- 10 National Ballpark Museum

DEMOGRAPHICS



1 MILE

52,401
Population
164,467
Daytime Population
31,907
Households
\$127,608
Average HH Income

3 MILES

247,273
Population
394,924
Daytime Population
132,798
Households
\$145,591
Average HH Income

5 MILES

498,575
Population
659,220
Daytime Population
237,300
Households
\$143,175
Average HH Income

5 MINUTE WALK

2,916
Population
26,740
Daytime Population
1,874
Households
\$132,595
Average HH Income

10 MINUTE WALK

13,002
Population
74,041
Daytime Population
8,460
Households
\$128,822
Average HH Income

15 MINUTE WALK

27,346
Population
116,966
Daytime Population
16,498
Households
\$121,433
Average HH Income



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