

# 1875 Lawrence

SWC 19th & Lawrence | Denver, CO 80202

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LAWRENCE

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**FOR LEASE**

## AVAILABLE

2,003 SF

## GLA

194,541 SF

## CLASS B OFFICE

15 Floors

## FOR MORE INFO

Contact Broker

## ABOUT THE PROPERTY

- 2,095 SF restaurant infrastructure
- Excellent downtown street level location
- Captive clientele from office users and adjacent residential properties
- Walking distance to Coors Field, RTD Light Rail Stop, Union Station and other downtown amenities
- Located across the street from 1900 Lawrence Street, which is the newest class A office building in Denver
- Light restaurant infrastructure (grease interceptor and type 2 hood) w/ 2-ADA restrooms
- Class A owner and property manager

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	43,100	241,324	489,967
Daytime Population	108,758	336,295	375,887
Avg. Household Income	\$120,888	\$106,431	\$107,674
Estimated Households	27,194	123,379	224,879

Year: 2021 | Source: Esri

## TRAFFIC COUNTS

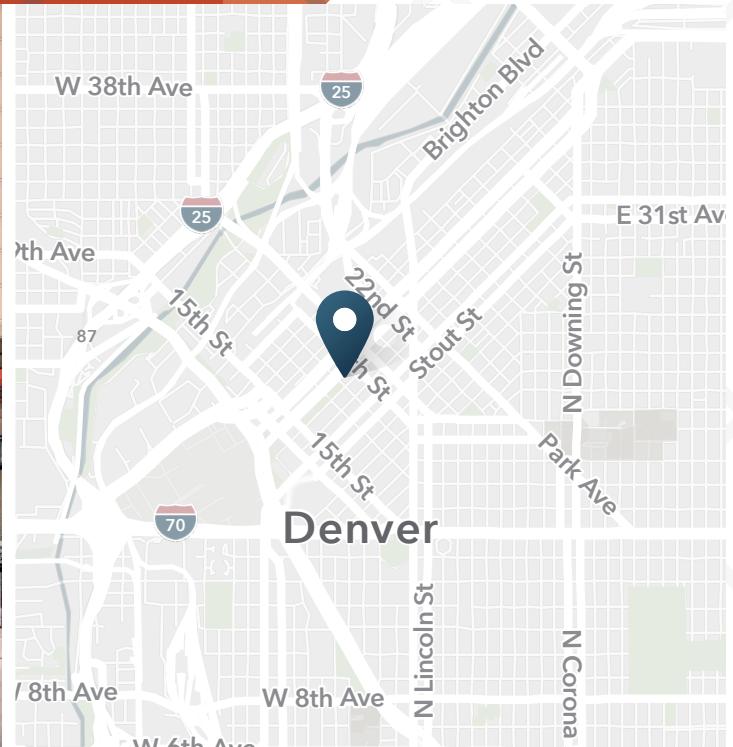
Lawrence St: sw/o 20th St

20th St: nw/o Lawrence St

Year: 2015, 2016 | Source: DRCOG

5,066 VPD

22,087 VPD

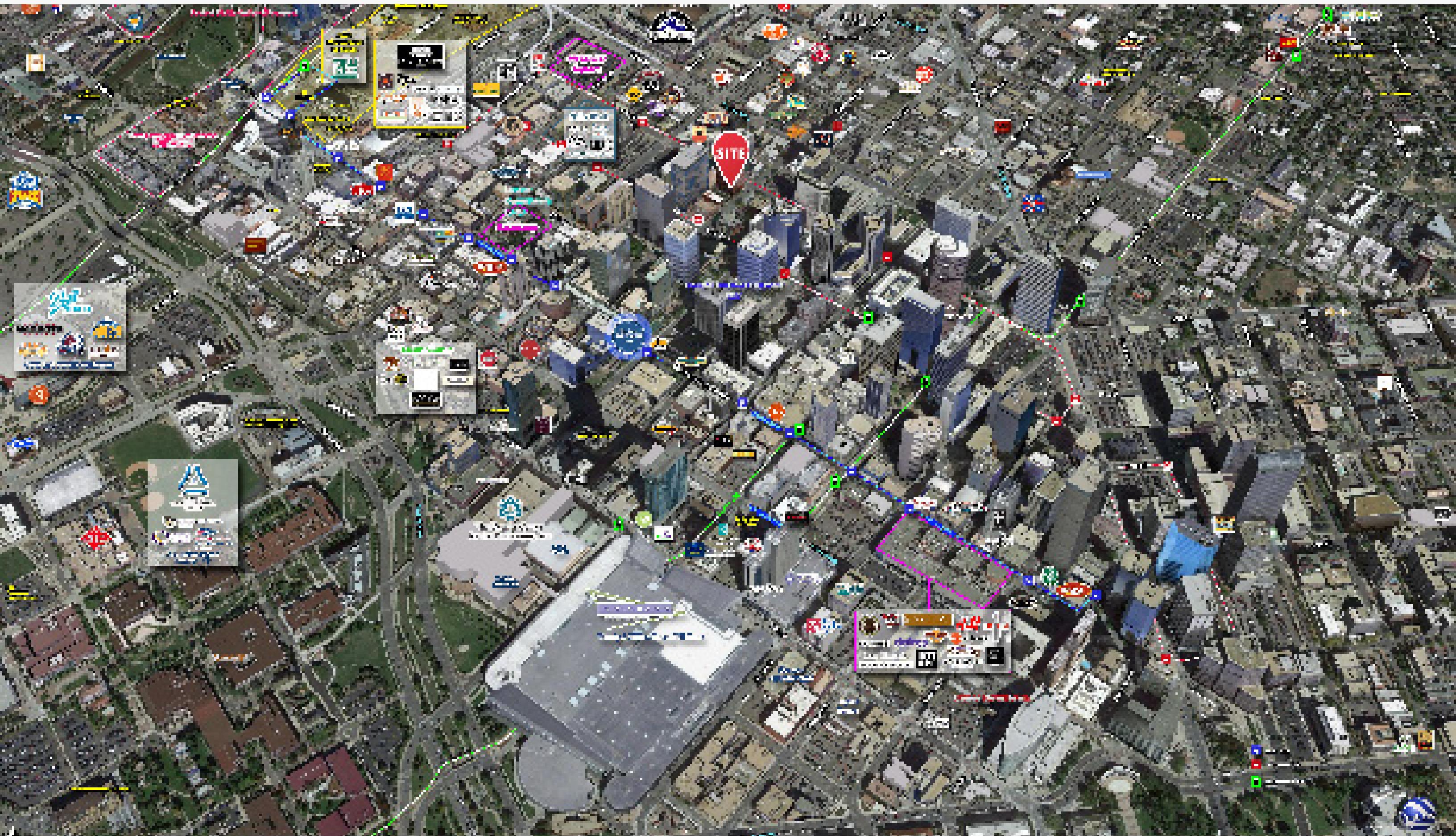


# Downtown Denver

Denver, CO

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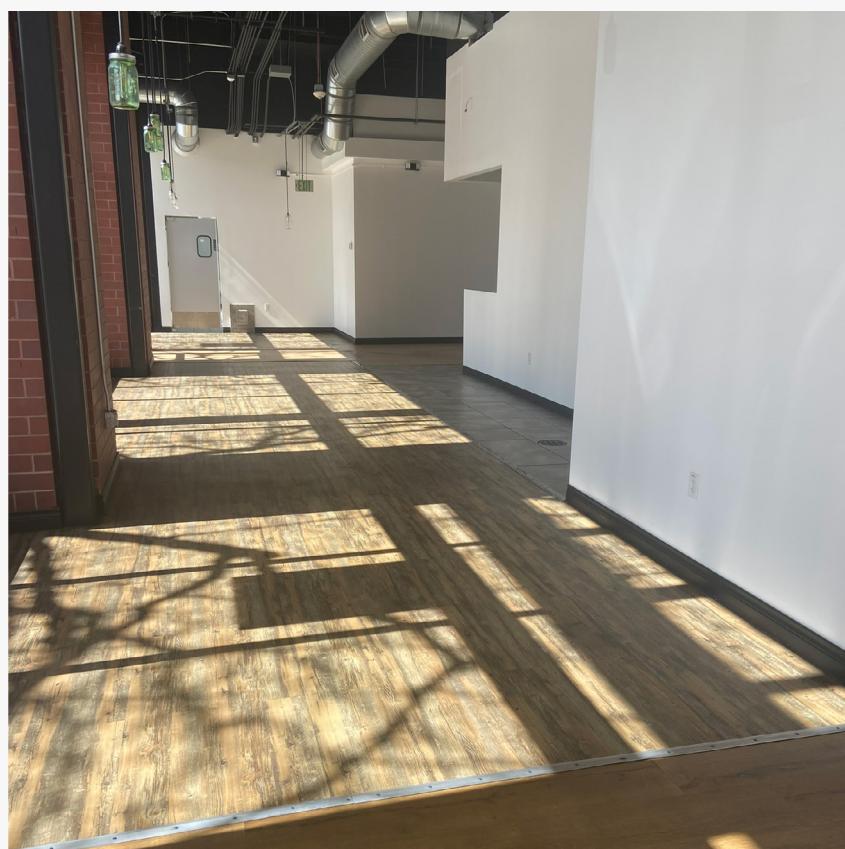


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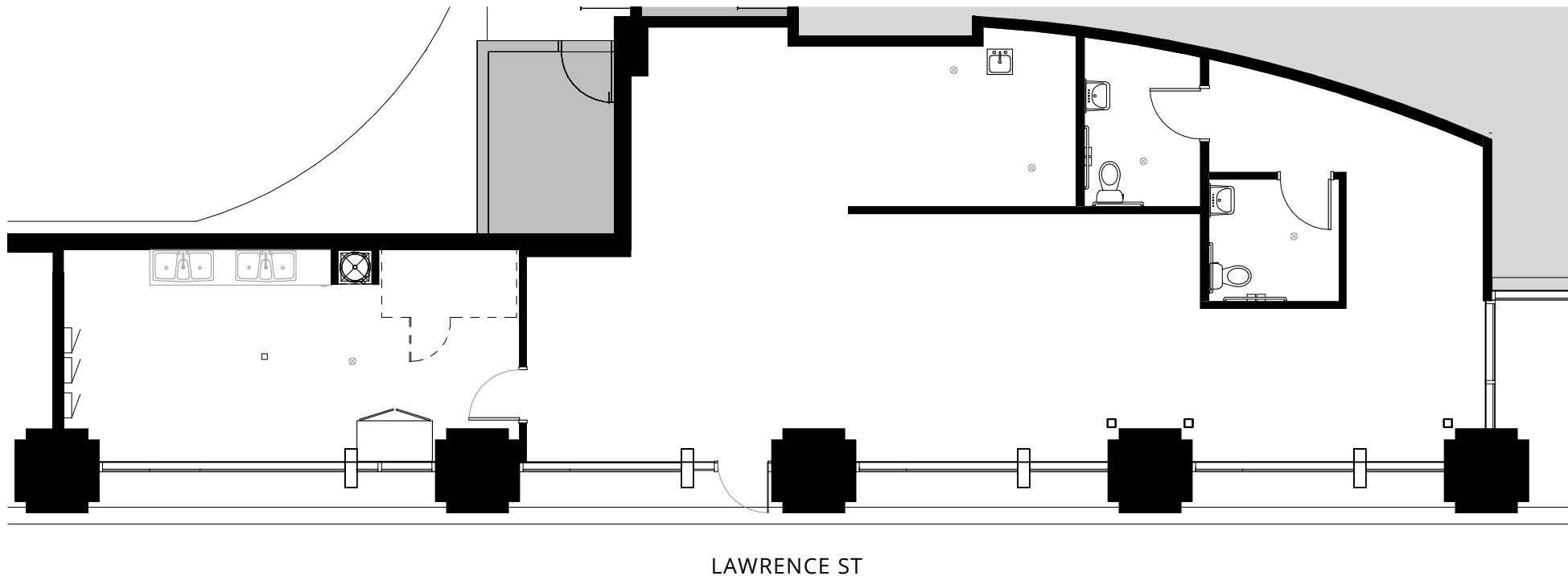


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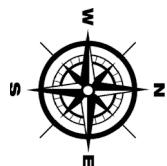
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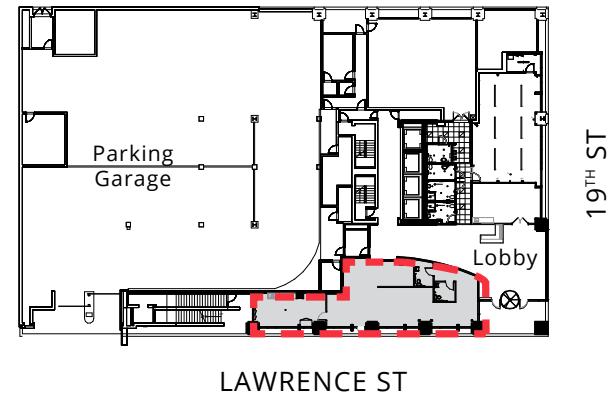
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LAWRENCE ST



**Key Plan**  
Not To Scale



LAWRENCE ST

19<sup>TH</sup> ST



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