

1875 Lawrence

SWC 19th & Lawrence | Denver, CO 80202

1875
LAWRENCE



FOR LEASE

AVAILABLE

2,003 SF

GLA

194,541 SF

CLASS B OFFICE

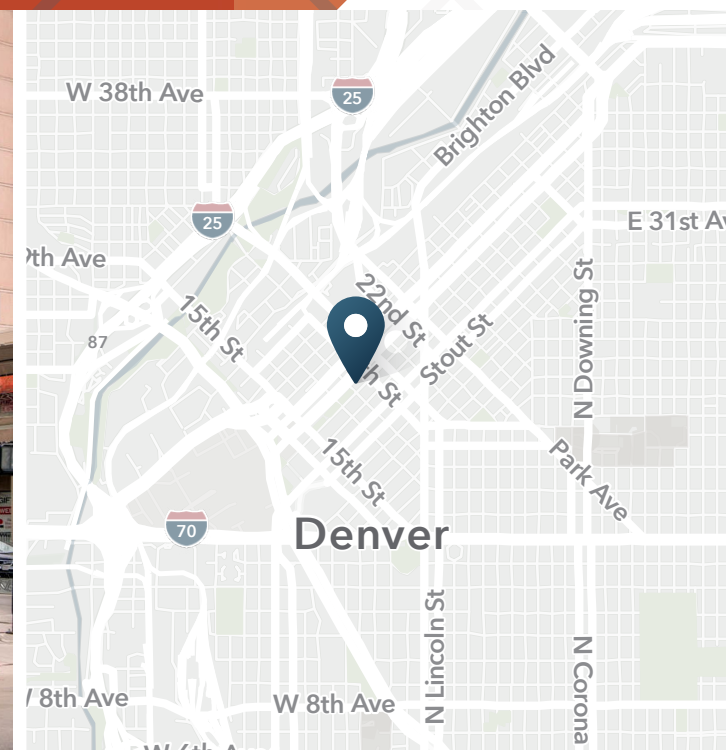
15 Floors

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 | 5,066 VPD |
| 20th St: nw/o Lawrence St | 22,087 VPD |

Year: 2015, 2016 | Source: DRCOG



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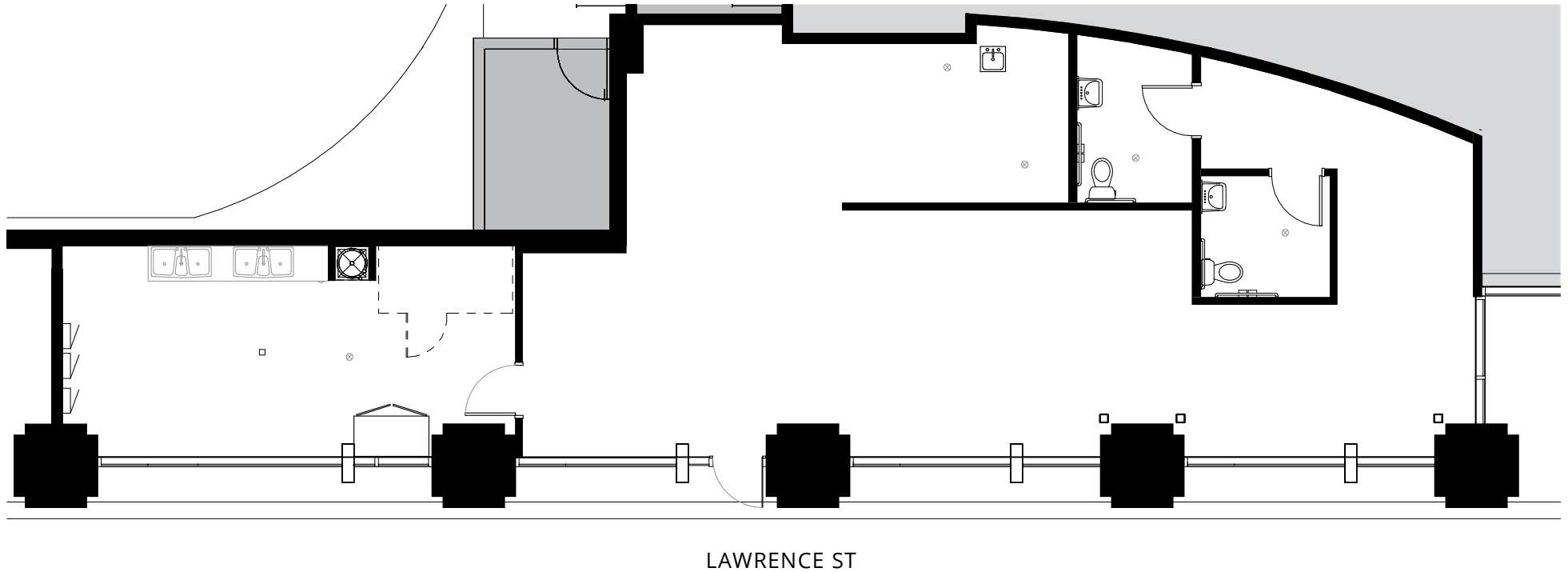
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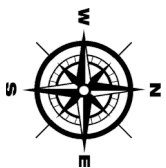
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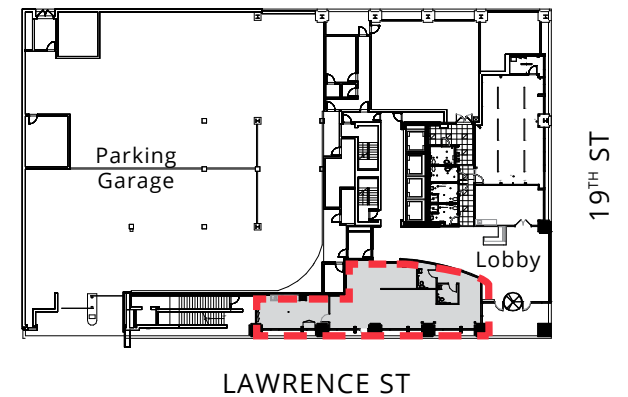
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LAWRENCE ST



Key Plan
Not To Scale



1875
LAWRENCE



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