

**GATES
DISTRICT**
BDWY • STN

**A TRANSIT-ORIENTED MIXED-USE DEVELOPMENT
SOUTH BROADWAY, DENVER CO**



COMING 2023



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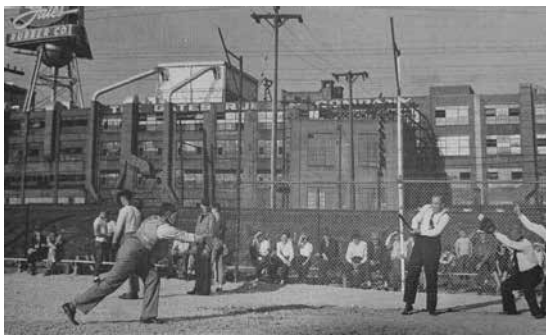
ART

TRANSIT



HISTORY

THE GATES RUBBER COMPANY WAS ONE OF DENVER'S EARLIEST AND MOST PROGRESSIVE INDUSTRIES CIRCA 1914. THE INTRODUCTION OF THE COMPANY'S 'SUPER TREAD' TIRE MADE IT FLOURISH. EMPLOYEES KEPT A HARD-WORK ETHIC WITH COMPANY SPONSORED CLUBS, ACTIVITIES, AND CONTRIBUTIONS TO THE COMMUNITY OF DENVER, WHICH MADE GATES A PLACE TO **LIFT THE SPIRITS.**



GATES DISTRICT

BDWY • STN

ROOTED IN THE RICH HERITAGE OF THE GATES RUBBER FACTORY, GATES DISTRICT IS AN ORGANIC EXTENSION OF THE NEIGHBORHOOD AND A CENTRAL MEETING POINT BETWEEN NORTH AND SOUTH. DESIGN CHARACTERISTICS MIX THE INDUSTRIAL PAST WITH THE FLAVOR AND GRIT OF TODAY – BRINGING **NEW LIFE** TO THIS **HISTORIC URBAN PLACE**.

PROJECT OVERVIEW

WALKABLE TO
BROADWAY LIGHT RAIL
STATION & THE PLATTE
RIVER BIKE PATH

THE HEART OF
GATES
DISTRICT
1914
S. BROADWAY

AN EXTENSION OF THE VIBRANT
SOUTH BROADWAY CORRIDOR
LOCATED AT THE HISTORIC GATES
RUBBER FACTORY SITE





PEDESTRIAN-FRIENDLY MARKETPLACE

7.5 ACRES WITH 360 DEGREE VISIBILITY & UNRIVALED ACCESS



130,000 SQ. FT. OF RETAIL & RESTAURANT SPACE



400,000 SQ. FT. OF OFFICE SPACE



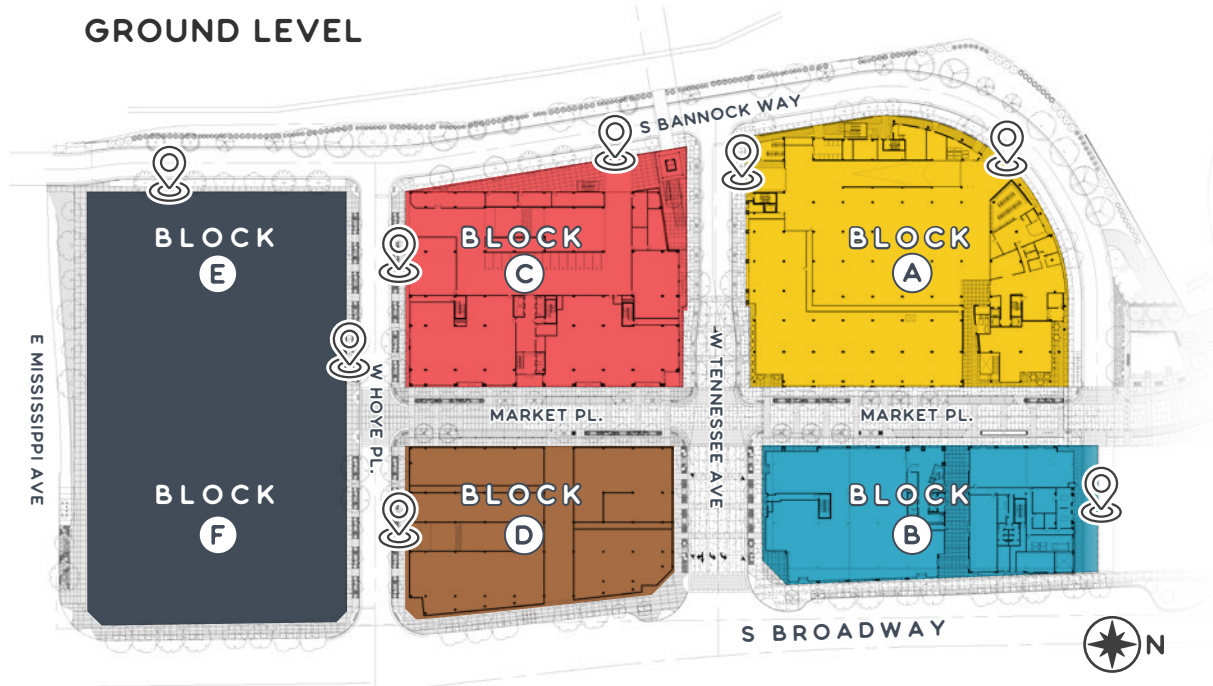
RESIDENTIAL SPACE WITH AN ESTIMATED 960 NEW UNITS









TRULY MIXED-USE

WITH CLASS A RESIDENTIAL HOMES, CREATIVE OFFICE SPACE, AND STREET-SIDE RETAIL, GATES DISTRICT HAS IT ALL.

GROUND LEVEL

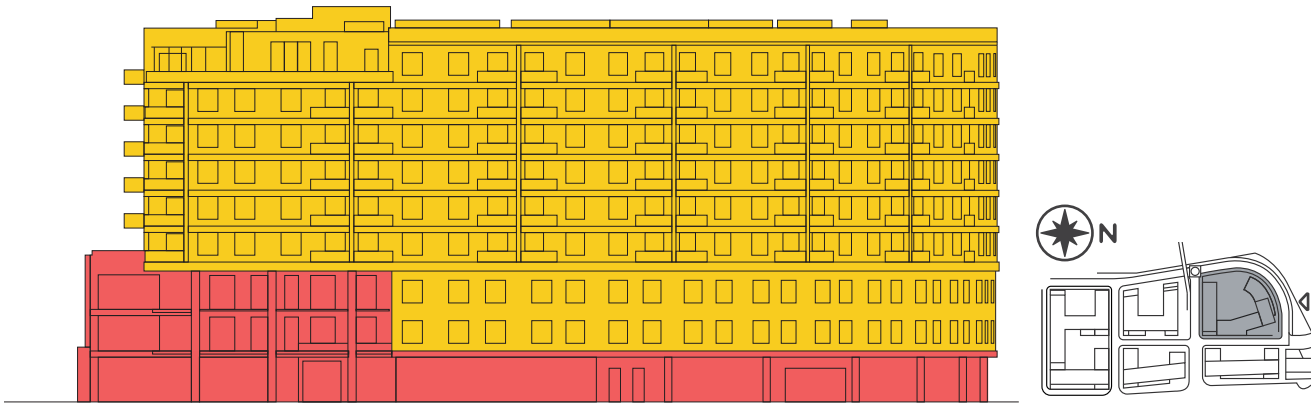


 **ACCESS**
Parking and service access points

-  **BLOCK A**
RESIDENTIAL
RETAIL/RESTAURANT
-  **BLOCK B**
OFFICE
RETAIL/RESTAURANT
-  **BLOCK C**
OFFICE
RETAIL/RESTAURANT
-  **BLOCK D**
RESIDENTIAL
RETAIL/RESTAURANT
-  **BLOCKS E & F**
RESIDENTIAL
RETAIL/RESTAURANT

TRULY MIXED-USE

BLOCK A



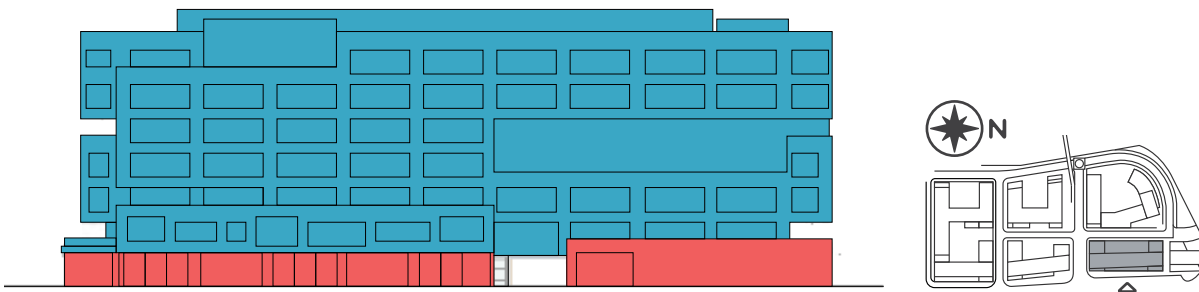
RESIDENTIAL

~364 UNITS

RETAIL/RESTAURANT

26,000 SF

BLOCK B



OFFICE

209,000 SF

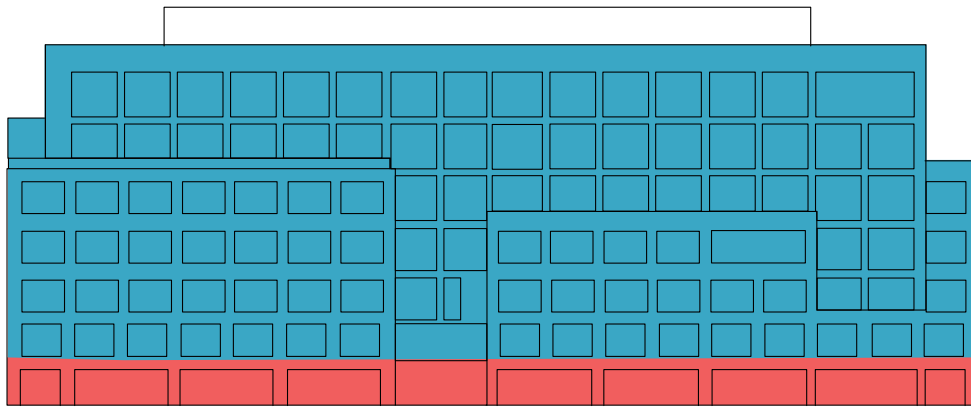
RETAIL/RESTAURANT

22,000 SF



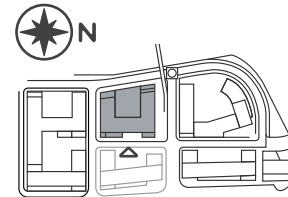
TRULY MIXED-USE

BLOCK C



OFFICE
210,000 SF

RETAIL/RESTAURANT
27,000 SF



SOUTH BROADWAY VIBES

LOCATED AT THE HISTORIC GATES RUBBER FACTORY SITE, GATES DISTRICT IS AN EXTENSION OF THE VIBRANT SOUTH BROADWAY CORRIDOR, SURROUNDED BY FUNKY BOUTIQUES, EATERIES, AND BARS. GATES DISTRICT IS ALIVE - FROM THE EARLIEST MORNING COFFEE TO THE LATEST NEON-LIT NIGHTCAP.



NEIGHBORHOOD



LOCALITY

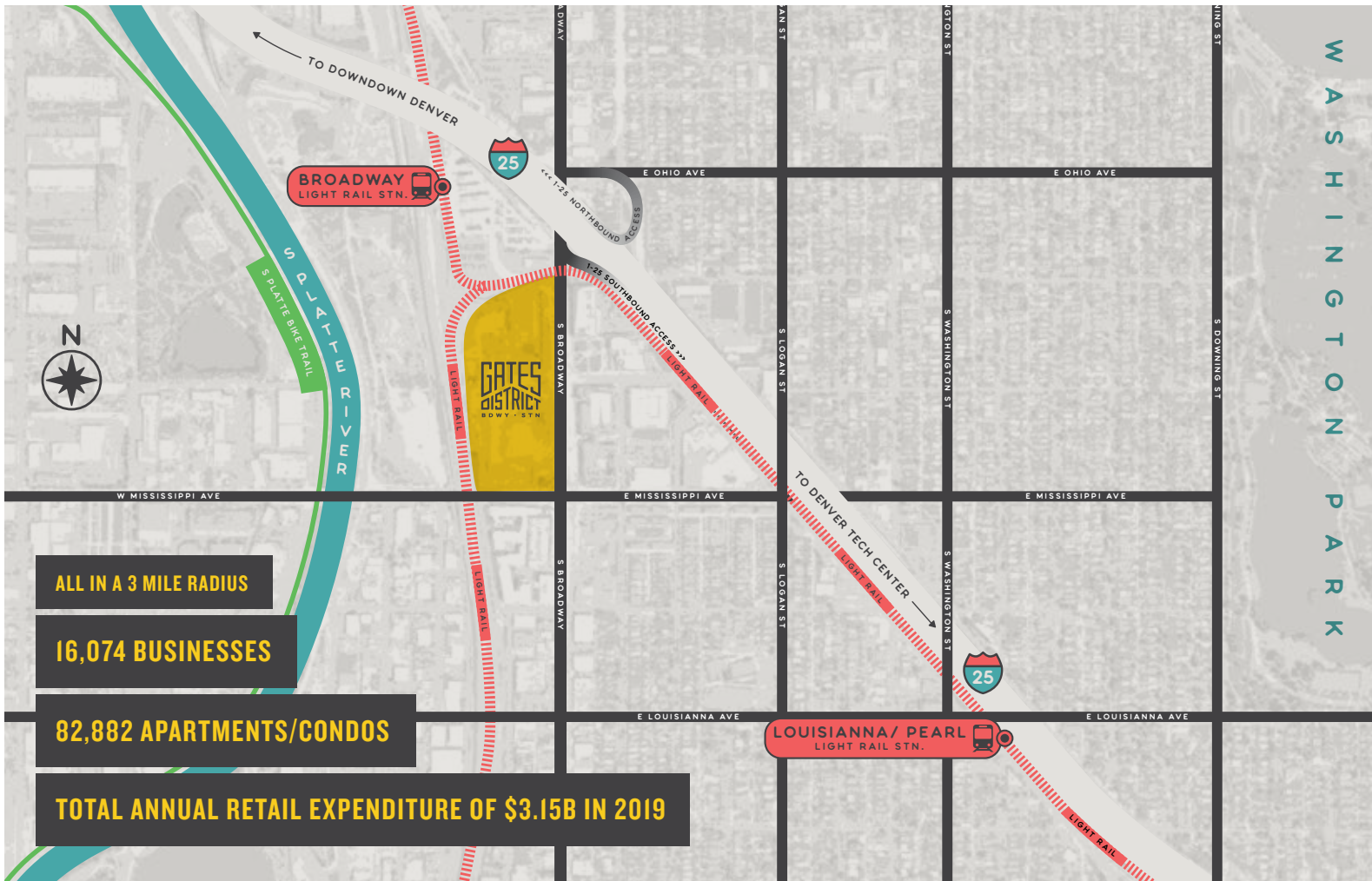


NEIGHBORHOOD



CENTRALLY LOCATED

WITH AN RTD RAIL STATION & I-25 TO THE NORTH, ADJACENT TO BROADWAY AND MISSISSIPPI, AND THE PLATTE HIKE AND BIKE TRAIL TO THE WEST, GATES DISTRICT HAS 360-DEGREES OF VISIBILITY AND MULTIPLE POINTS AND MODES OF ACCESSIBILITY.



NEIGHBORHOOD



DYNAMIC & DIVERSE

GATES DISTRICT IS LOCATED IN THE CENTER OF ESTABLISHED AND GROWING NEIGHBORHOODS - INCLUDING BAKER, ATHMAR PARK AND WASHINGTON PARK - WITH EASY ACCESS TO I-25 AND SOUTH BROADWAY.

NEIGHBORHOOD



Average Household Income Within 1 Mile:

\$127,551



105,439

DAILY COMMUTERS WITHIN 3 MILE RADIUS



211,696

AVERAGE DAYTIME POPULATION WITHIN 3 MILES



204,265

POPULATION ESTIMATE WITHIN 3 MILES



RETAIL

GATES DISTRICT INCLUDES 130,000 SQUARE FEET OF HIGHLY TRAFFICKED SPACE FOR RESTAURANTS, BOUTIQUES, AND RETAILERS. RETAIL VISITORS WILL HAVE ACCESS TO AMPLE VALIDATED PARKING.



RETAIL



BUILT FOR INTERACTION

THE PROJECT'S STREET-SCAPE PROVIDES PEDESTRIAN-FRIENDLY AREAS FOR SIDEWALK DINING AND COMMUNITY BUILDING.



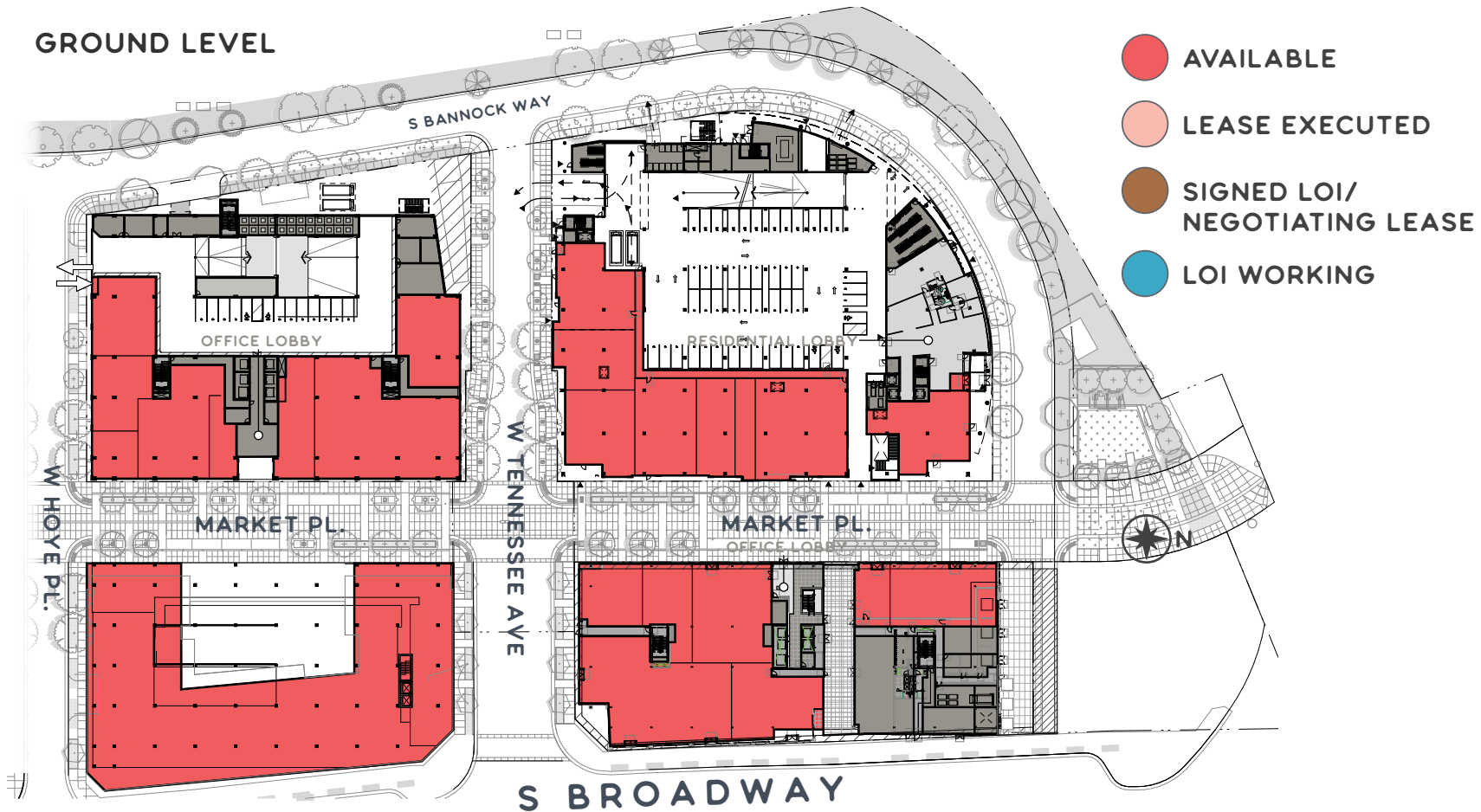
RETAIL



RETAIL + RESTAURANT AVAILABILITY

A THOUGHTFULLY SELECTED MIX OF LOCAL AND REGIONAL BRANDS WILL MAKE GATES DISTRICT A UNIQUE SHOPPING AND DINING DESTINATION.

GROUND LEVEL



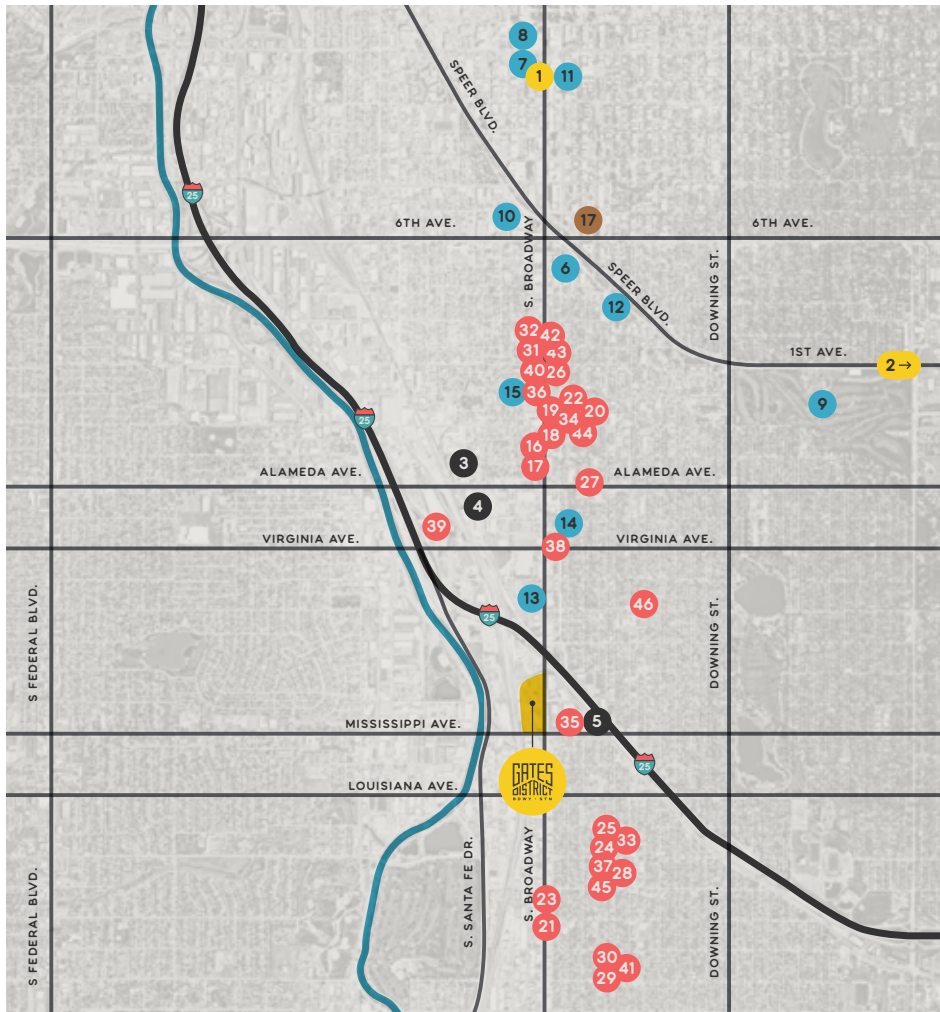
MARKET PLACE

FLEXIBLE DESIGN STANDARDS ALLOW RESTAURANTS AND RETAILERS TO CREATE STOREFRONTS THAT REFLECT THEIR UNIQUE IDENTITY, CREATING A VIVID AND ORGANIC STREET-SCAPE.



THE BEST OF DENVER

GATES DISTRICT NEIGHBORS INCLUDE SOME OF DENVER'S FASTEST GROWING EMPLOYERS, NEWEST HOTELS AND RESIDENCES, AND MOST POPULAR DINING AND ENTERTAINMENT DESTINATIONS.



HOTELS

1. The ART hotel
2. Cherry Creek Hotels

RESIDENTIAL

3. Alta SoBo Station
4. Denizen Apartments
5. The Henry

COMMERCIAL & LIFESTYLE

6. American Red Cross
7. Clyfford Still Museum
8. Denver Art Museum
9. Denver Country Club
10. Denver Public Health
11. History Colorado Center
12. KUSA
13. Karsh Hagan Advertising
14. XUMA Advertising
15. Mathew Morris Salon

FOOD & DRINKS

16. Adrift
17. Atomic Cowboy
18. Beatrice & Woodsley
19. Canopy
20. Carmine's on Penn
21. Corvus Coffee
22. Gozo
23. Grandma's House
24. Izakaya Den
25. Kaos Pizzeria
26. Landmark's Mayan Theater
27. Lucile's Creole Cafe
28. OTOTO
29. Park Burger
30. Platte Park Brewing
31. Postino Broadway
32. Punch Bowl Social
33. Que Bueno Suerte
34. Skylark Lounge
35. Sprouts
36. Sputnik
37. Sushi Den
38. Starbucks
39. Stranahan's Whiskey
40. Sweet Action Ice Cream
41. Sweet Cow
42. TRVE Brewing
43. The Hornet
44. Uncle Ramen
45. Uno Mas Taqueria y Cantina
46. Vert Kitchen

OFFICE

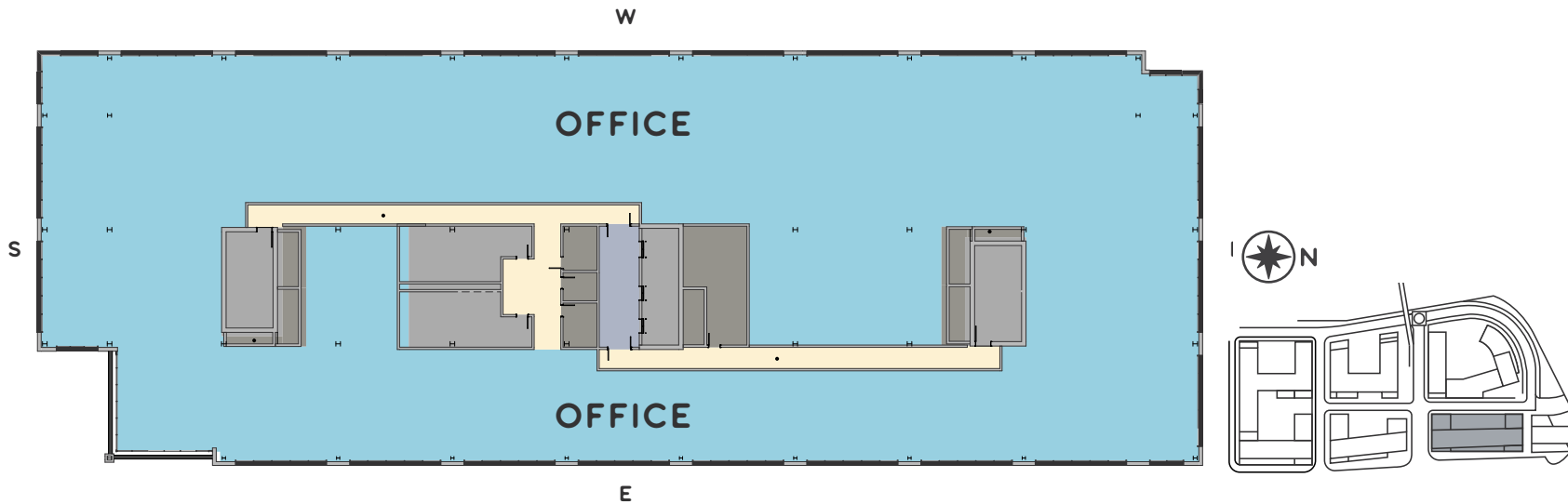
THE GATES DISTRICT'S 400,000 SQUARE FEET OF CREATIVE OFFICE SPACE WILL DRAW IN TOP TALENT. CENTRALLY LOCATED, COMMUTING WILL BE A BREEZE WITH THE LIGHT RAIL STOP NEXT DOOR.



OFFICE



BLOCK B



OFFICE

BLOCK B DETAILS*

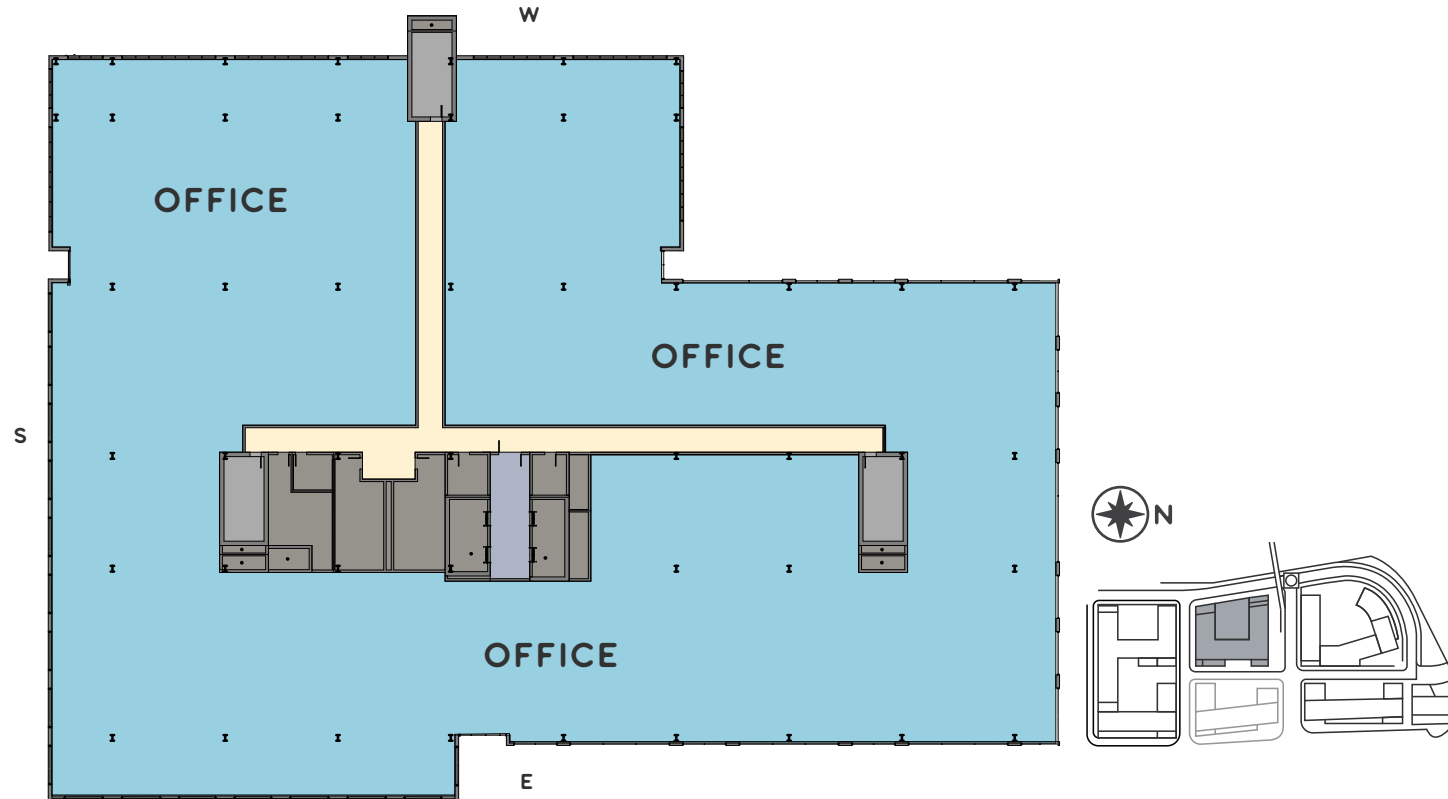
TOTAL SF - 209,000
SLAB-TO-SLAB HEIGHT - 14'TO 16'

FLOORPLATE SIZE - 30,000 - 38,000 SF
TERRACE SF - 8,000 SF



*Information subject to change

BLOCK C



OFFICE

BLOCK C DETAILS*

TOTAL SF - 210,000

SLAB-TO-SLAB HEIGHT - 14' TO 16'

FLOORPLATE SIZE - 30,000-36,000 SF

TERRACE SF - 8,800 SF



*Information subject to change

RESIDENTIAL

AN ESTIMATED 960 ON-SITE RESIDENTIAL UNITS MAKE GATES DISTRICT AN ACTIVE, ENERGETIC PLACE FROM EARLY MORNING UNTIL LATE INTO THE EVENING.

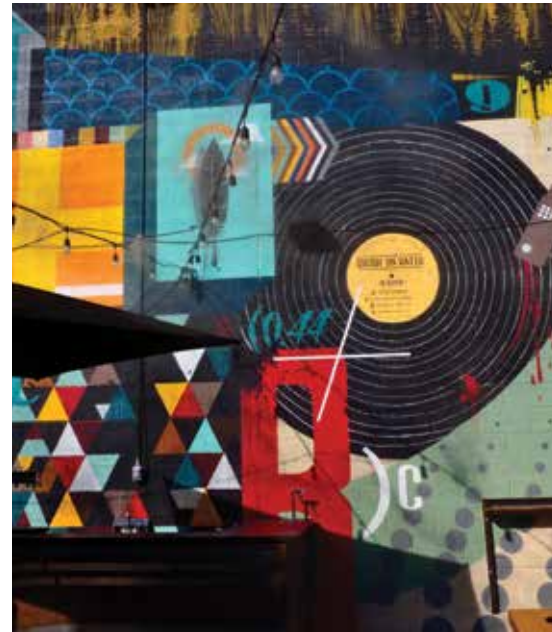


RESIDENTIAL



ART

GATES DISTRICT WILL INCLUDE COMMUNITY-FOCUSED PUBLIC ART INSTALLATIONS SPREAD THROUGHOUT THE WHOLE PROJECT.



TRANSIT

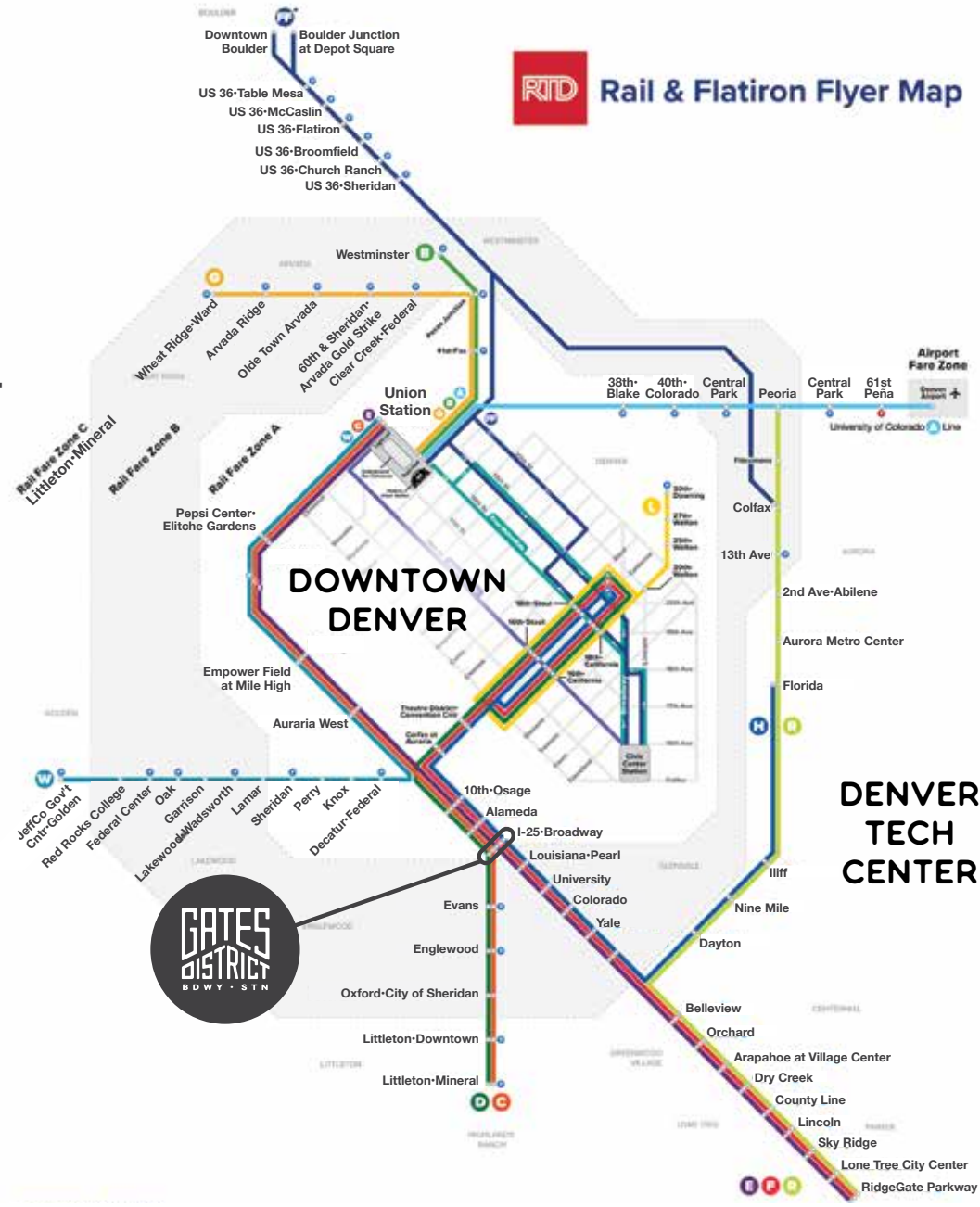
THE GATES DISTRICT'S WALKABLE PROXIMITY TO THE BROADWAY LIGHT RAIL STATION, WALKABILITY TO SURROUNDING NEIGHBORHOODS, ADJACENCY TO THE PLATTE HIKE & BIKE TRAIL, AND LOCATION ON SOUTH BROADWAY MAKE IT ONE OF DENVER'S MOST ACCESS-FRIENDLY ENVIRONMENTS.



READY TO RIDE

GATES DISTRICT IS ADJACENT TO A LIGHT RAIL STATION THAT OFFERS ACCESS TO AND FROM THE CITY'S KEY POPULATION AND EMPLOYMENT CENTERS.

A Union Station - Denver Airport	D 18th - California - Littleton - Mineral
B Union Station - Westminster	E Union Station - RidgeGate Parkway
C Union Station - Littleton - Mineral	F 18th - California - RidgeGate Parkway
G Union Station - Wheat Ridge - Ward	R Peoria - RidgeGate Parkway
H 18th - California - Florida	W Union Station - JeffCo Gov't Ctr - Golden
L 16th - Stout - 30th - Downing	FF Denver - Boulder





GATES
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GATEDISTRICT.COM



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