



**PRIME OPPORTUNITY
ON 16TH STREET MALL**

951 16TH
STREET
MALL
DENVER, CO 80202



Highlights



Address

951 16TH STREET MALL
DENVER, COLORADO



Size

193,284 TOTAL SQ FT
21,442 RETAIL SQ FT



Easy Access

TO I-25, BROADWAY, &
SPEER BOULEVARD



Available

1,886 SQ FT | 2,493 SQ FT
5,306 SQ FT



Free Mall Ride

AVERAGES 40,000
PASSENGERS A DAY



3-Minute Walk

TO 16TH & STOUT
LIGHT RAIL STATION



Strong Growth

IN DEMOGRAPHICS &
AREA POPULATION



Top Destination

FOR VISITORS IN
METRO DENVER



Amenity Counts within the CBD



290

RETAIL SHOPS



330

RESTAURANTS



44

BARS



64

HOTELS

Traffic Counts along 16th Street Mall

33K

PEDESTRIANS PER DAY ON
CURTIS/CHAMPA BLOCK

20K

AVERAGE PEDESTRIANS PER
BLOCK PER DAY

16K

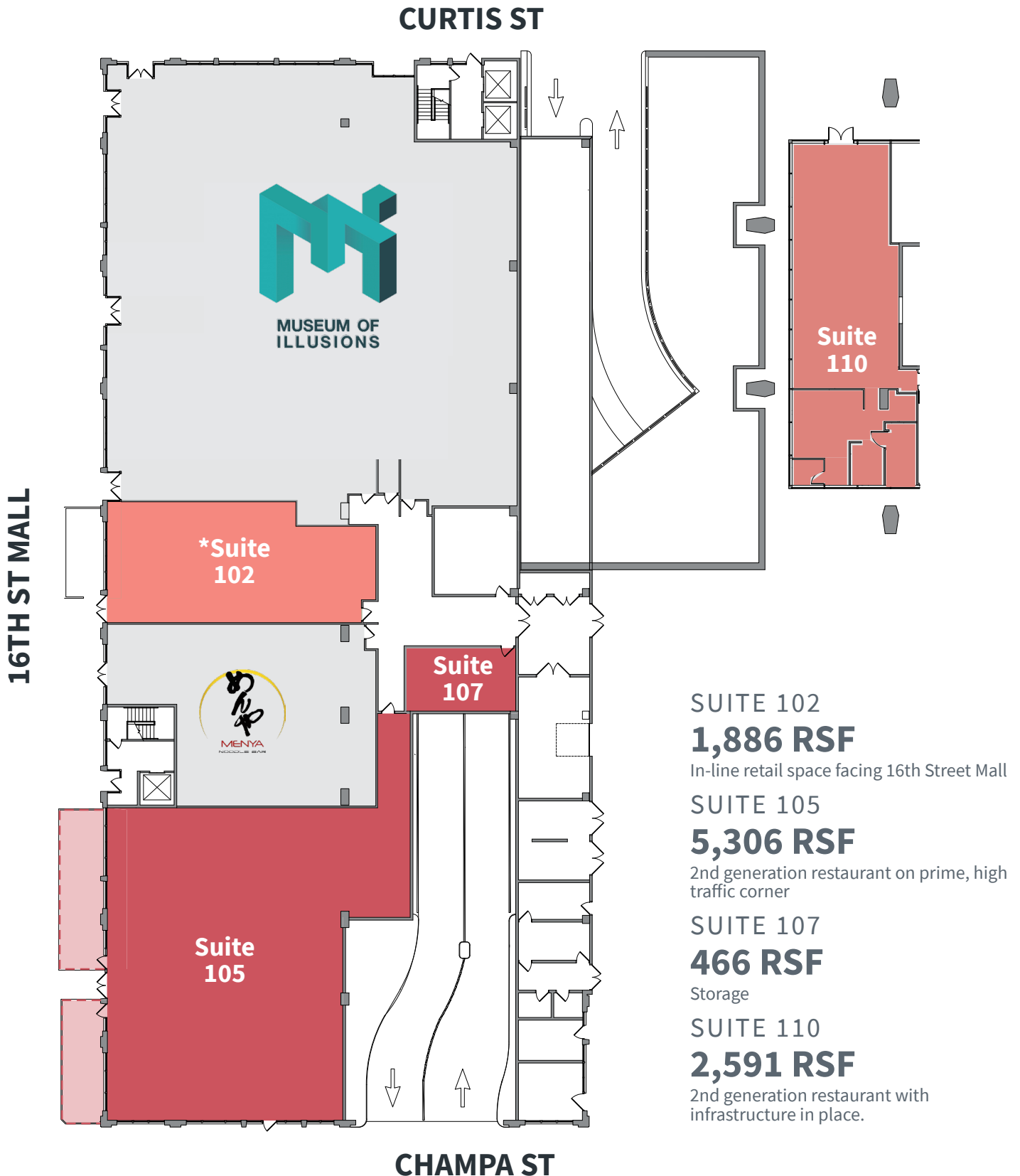
VEHICLES PER DAY
ON CHAMPA ST

9K

VEHICLES PER DAY
ON CURTIS ST



Site Plan



**SUITE
102**



**SUITE
105**

**SUITE
110**



Location

95 Walk
Score

Walker's Paradise

DAILY ERRANDS DO NOT
REQUIRE A CAR

97 Transit
Score

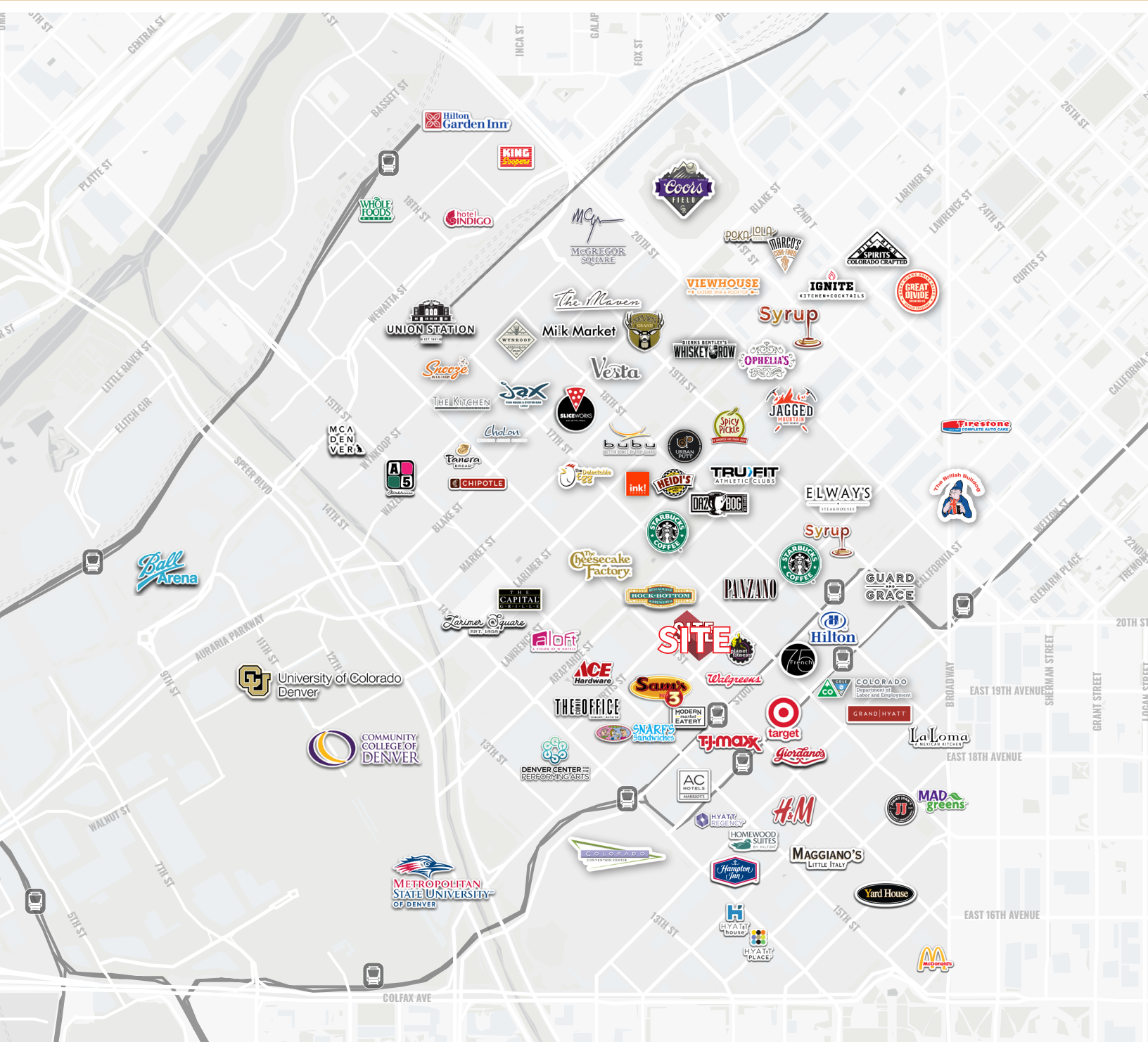
Rider's Paradise

WORLD-CLASS PUBLIC
TRANSPORTATION

89 Bike
Score

Very Bikeable

FLAT AS A PANCAKE,
EXCELLENT BIKE LANES



16TH STREET MALL PROJECT

Go Denver Go!



Project Overview

- Improve safety & mobility
- Revitalize the mall to increase foot traffic & tourism
- Drive up public satisfaction & civic pride
- Address dated & deteriorating infrastructure



Stay informed of construction updates



- Download the 16th Street Mall Project app from the Apple Store or Google Play.
- Share it with your customers. It's chock full of updates about the project & includes a map that your customers can use to find your business.
- **Website:** denvergov.org/16thStreetMall

951 1 6 T H
S T R E E T
M A L L
DENVER, CO 80202

FOR MORE INFORMATION

SAM ZAITZ
sam.zaitz@jll.com
+1 303 931 1201

SARAH ALFANO
sarah.alfano@jll.com
+1 303 263 5362



AGENCY
DISCLOSURE

