



**PLATTE
STREET**
RETAIL PORTFOLIO





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WELCOME TO PLATTE STREET



HIGHLIGHTS

- Historic brick & timber mixed-use project at the nexus of LoDo & LoHi
- Unparalleled location in the heart of Platte Street
- 2nd generation restaurant infrastructure in place
- Ideal blend of boutique retailers, popular restaurants, and creative office users
- Direct access to Platte Street Plaza & Highland Bridge
- Incredible walking, biking, and commuter access to Downtown Denver
- Over 14,000 multi-family units within a mile

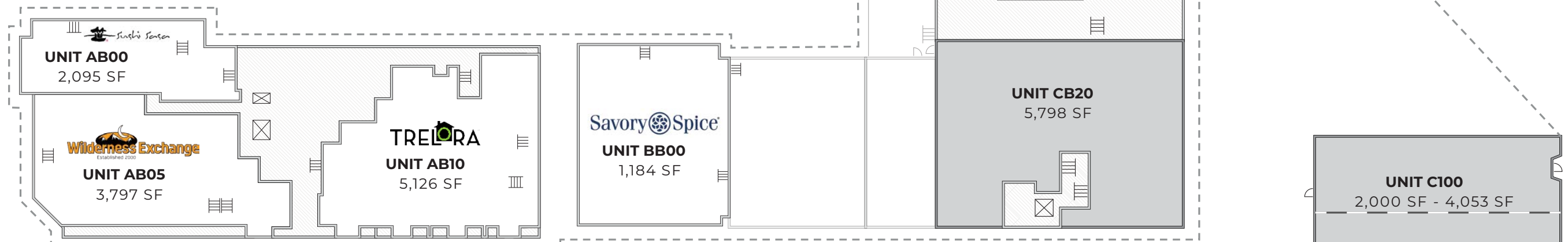




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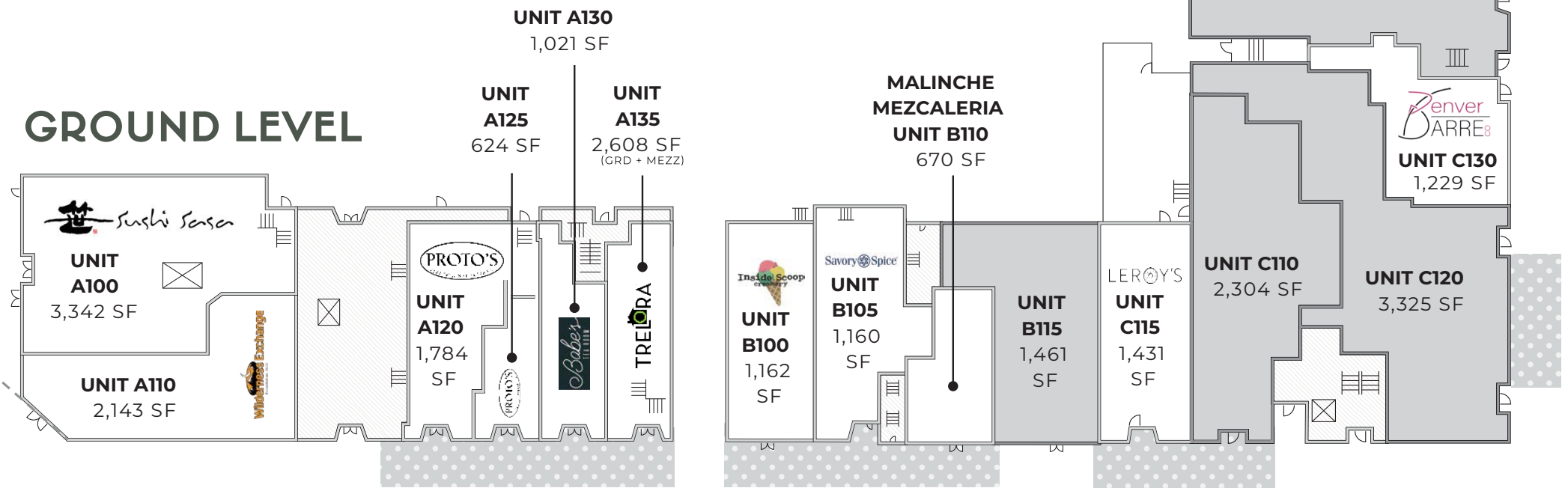
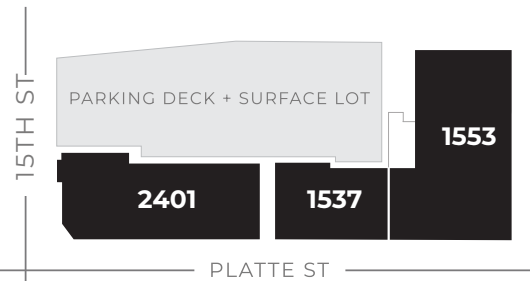
RETAIL SITE PLAN

LOWER LEVEL



GROUND LEVEL

- AVAILABLE
- LEASED
- PATIO







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DEMOGRAPHICS

	1 mile	3 miles	5 miles
POPULATION	42,511	238,749	487,920
HOUSEHOLDS	23,210	118,461	223,777
AVG HOUSEHOLD INCOME	\$128K	\$103K	\$102K

POSTINO

The Kasserman
100 Units

BAMBOO

Centric LoHi
302 Units

prost

BINDERY

FÉLIX

The EDGE LoHi
44 Units

Linger

Little Man
ICE CREAM CO.

EL FIVE

OHANA GRILLE

Modera LoHi
132 Units

Ruby

MEAT SHACK

1701 Platte
247,000 SF

wework

Circa
98,000 SF

Riverview at 1700 Platte
217,000 SF

Commons Park West
339 Units

AMLI Riverfront Park
242 Units

The Manhattan
400 Units

AMLI Riverfront Green
304 Units

Glass House
389 Units

Platte 15
123,000 SF

ATHLETA

FJALL RAVEN

Commons Park

6,600 VPD

MREI

Proposed Mixed-Use Office/Retail

12,900 VPD

Park Place Lofts
182 Units

Riverfront Tower
70 Units

Balfour Residences
203 Units

Promenade Lofts
66 Units

The Confluence
289 Units



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Union Station
12 MIN WALK

Commons Park
12 MIN WALK

16th Street Mall
10 MIN WALK

Larimer Square
15 MIN WALK

Ball Arena
15 MIN WALK

Elitch Gardens
15 MIN WALK

246,000 VPD

REI
1 MIN WALK

Highland Arch Bridge
1 MIN WALK



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