

# EMILY'S ALLEY

HOTEL. RETAIL. OFFICE.

*ARRIVING 2020*

**60,000 SF OF FLEXIBLE, MODERNIZED SPACE** wrapped in a historic brick facade  
**PREMIER DOWNTOWN LOCATION** along Glenarm between 12th and 13th Streets  
**STREETSIDE AND ALLEY ENTRANCES** with abundant outdoor activity areas  
**DIRECT PEDESTRIAN ACCESS** to the Ballroom Entrance of the Colorado Convention Center



## VISION

*To create an active streetscape where merchants, makers, and pedestrians can interact with each other, creating an environment that fosters growth, creativity, and commerce.*

# INTRODUCING EMILY'S ALLEY

Emily's Alley is an exciting redevelopment of the former Emily Griffith Opportunity School, a trade school that operated at this location from 1916 until 2013. Situated on a full city block, this adaptive reuse project will add a 250-room hotel along Welton Street between 12th and 13th Streets and 60,000 SF of prime retail along Glenarm Place. Stonebridge Companies aims to transform this historic city block into a leading hospitality and retail destination within downtown Denver.



# VIBRANT NEIGHBORHOOD

Emily's Alley is strategically located across the street from the Colorado Convention Center and is within easy walking distance of nearly 10,000 hotel rooms, 300 restaurants, 9 theatres of the Denver Performing Arts Complex and a wide variety of shopping and retail outlets.

- **Colorado Convention Center** is host to nearly 900,000 visitors annually and over 150 events a year
- **Bustling nexus of new amenities and development** including the expansion of the convention center
- **Close proximity to transportation options** including Metro stops adjacent to the property, with RTD station nearby

## 2018 NEIGHBORHOOD STATISTICS

Within 10 minute drive

Estimated Households	353,398
Estimated Average Household Income	\$91,099
Estimated Population Between 20 to 64 Years	535,997
Daytime Populations – Age 16+	815,728

90

WALK SCORE

91

TRANSIT SCORE

92

BIKE SCORE



STATE CAPITAL BUILDING



CONVENTION CENTER



# NEIGHBORHOOD AMENITIES

Nestled in the heart of Denver’s central business district, Emily’s Alley is in close proximity to regional transportation options, celebrated amenities, new housing, office space and hotels, plus many of Denver’s most popular attractions.

## NEW DEVELOPMENT

### MULTI-FAMILY

- 1 Tri Vista Speer
- 2 522 W 14th Ave
- 3 Delaware Lofts
- 4 16 M

### OFFICE BUILDINGS

- 1 Block 162
- 2 Prism
- 3 1144 15th Street
- 4 1401 Lawrence St
- 5 1510 Market

### HOTELS

- 1 Subject Emily Griffith Hotel
- 2 Dual Branded Home2 Tru by Hilton
- 3 Element Hotel



# RETAIL SIGNAGE MAXIMIZES VISIBILITY

Retail suites at Emily's Alley will offer exterior signage guidelines that include historic modern blade signs and more, maximizing visibility for both pedestrian and vehicular traffic. Ask your broker for details.





# ESTABLISHED IN 1916 REBORN IN 2020

Historic character and modern lux will shape this retail destination, offering a curated collection of the region's finest makers and merchants. Festively lit walkways and outdoor space make way to savvy interiors with architectural details of times gone by.

- 60,000 SF of prime retail space
- High ceilings, open communal spaces, natural light, and walkable spaces
- A variety of retail plan sizes are available



## A HISTORIC BLOCK

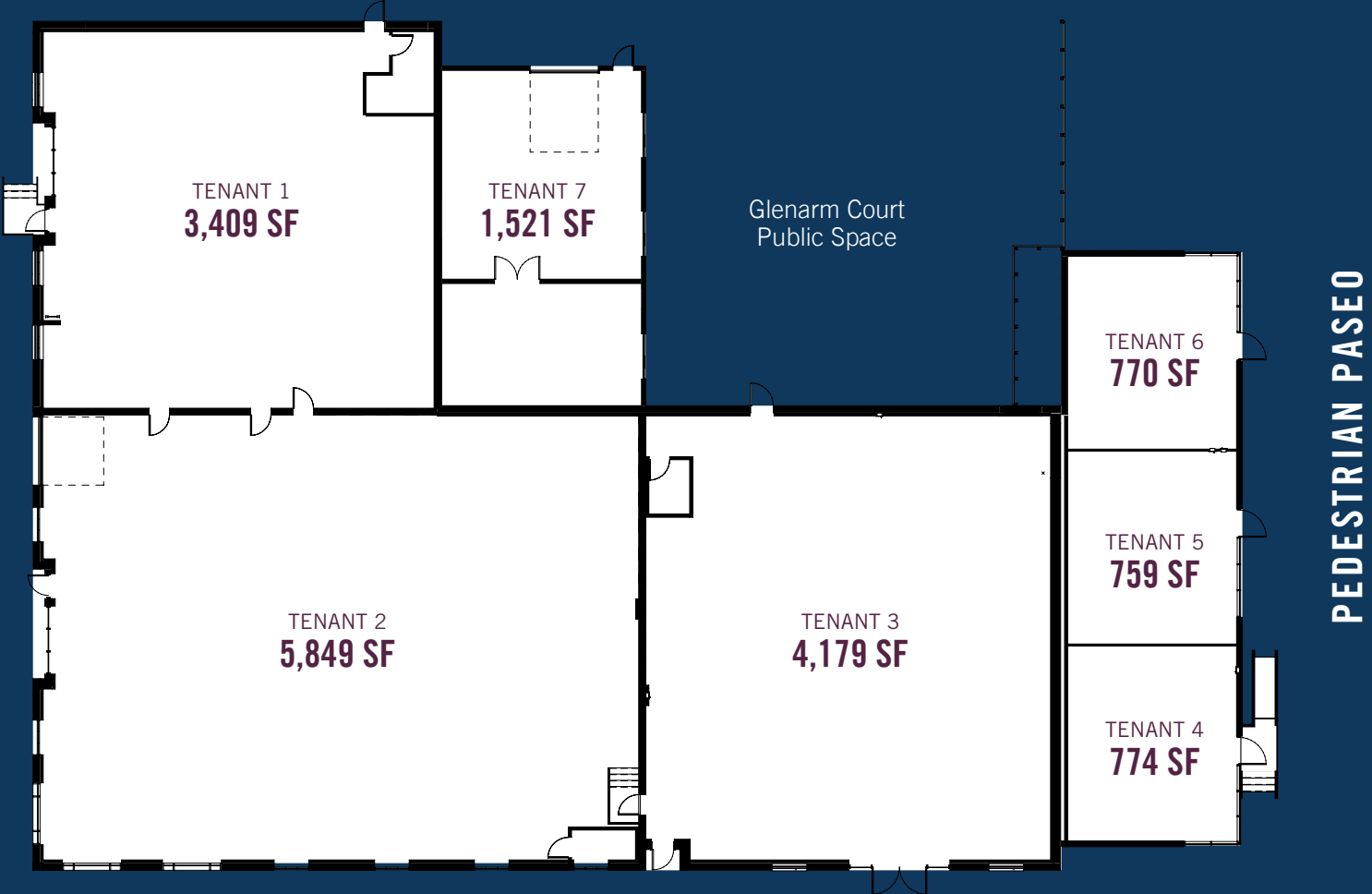
*Since opening in 1916, the Emily Griffith Opportunity School has helped students fulfill their dreams and enhance their lives. Now, with the vision of Stonebridge Companies, the historical property will be repurposed as Emily's Alley – a mixed-use redevelopment featuring hospitality and retail in the heart of Denver's thriving central business district.*



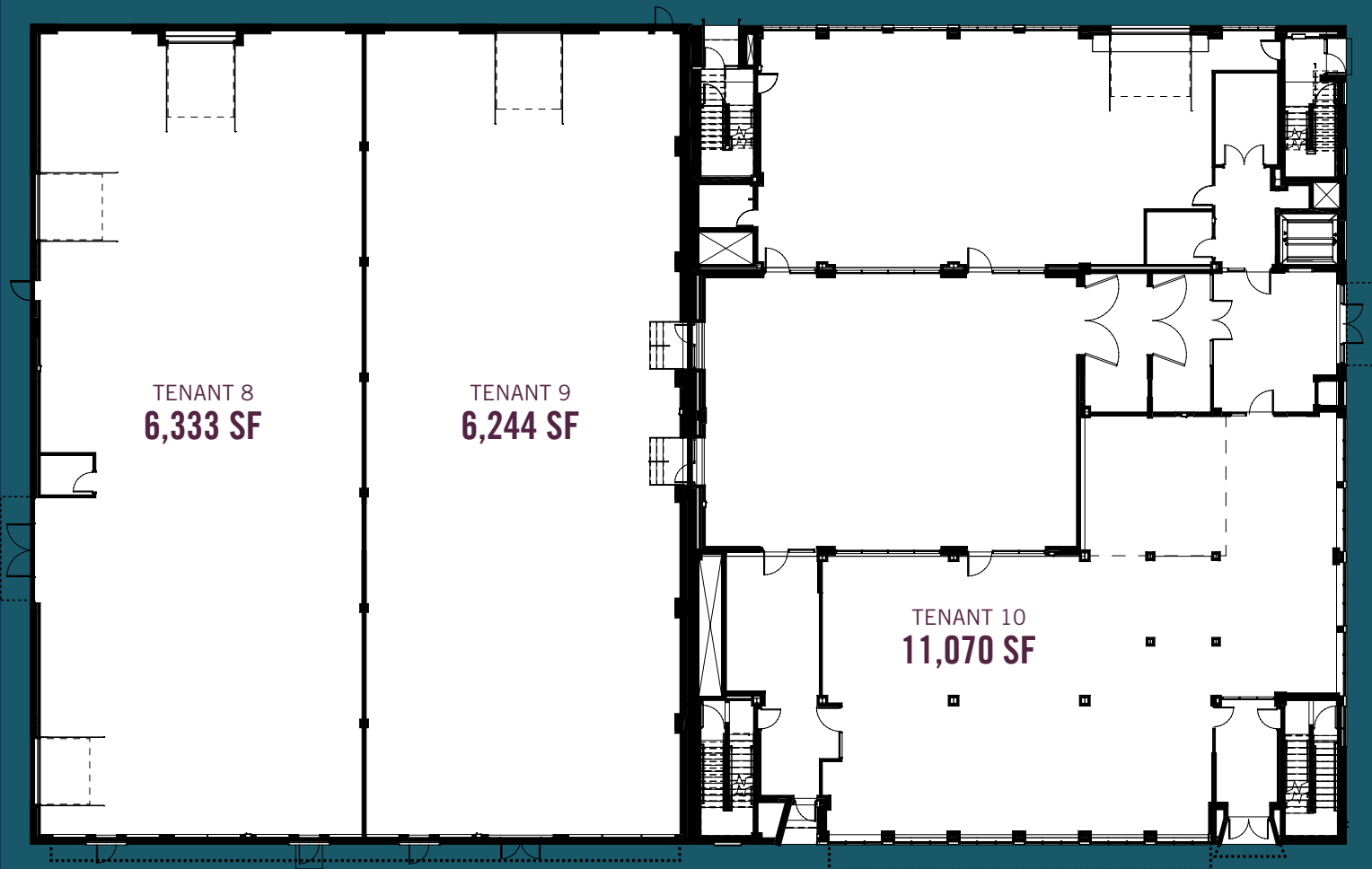




# WEST ALLEY



# EAST ALLEY

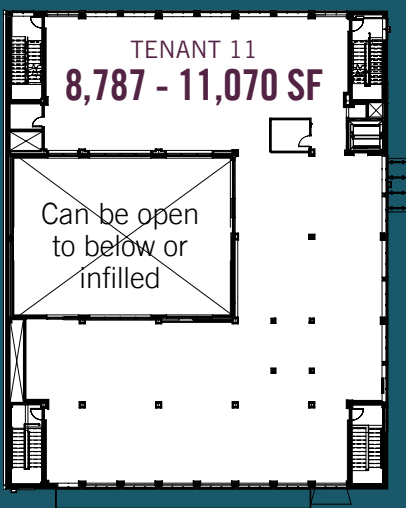


# AVAILABILITY

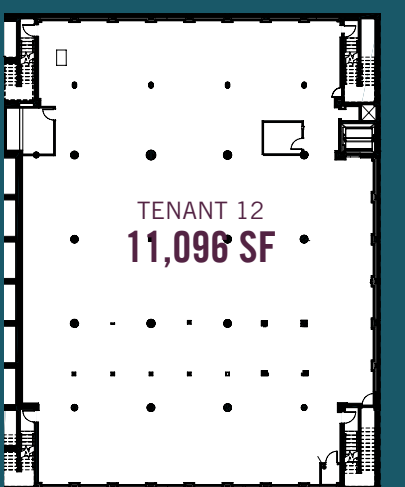
60,000 GSF OF RETAIL AND COMMERCIAL SPACE



## LEVEL 2



## CELLAR LEVEL





# EMILY'S ALLEY

Established in 1916. Reborn in 2020



STONEBRIDGE  
—COMPANIES—



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