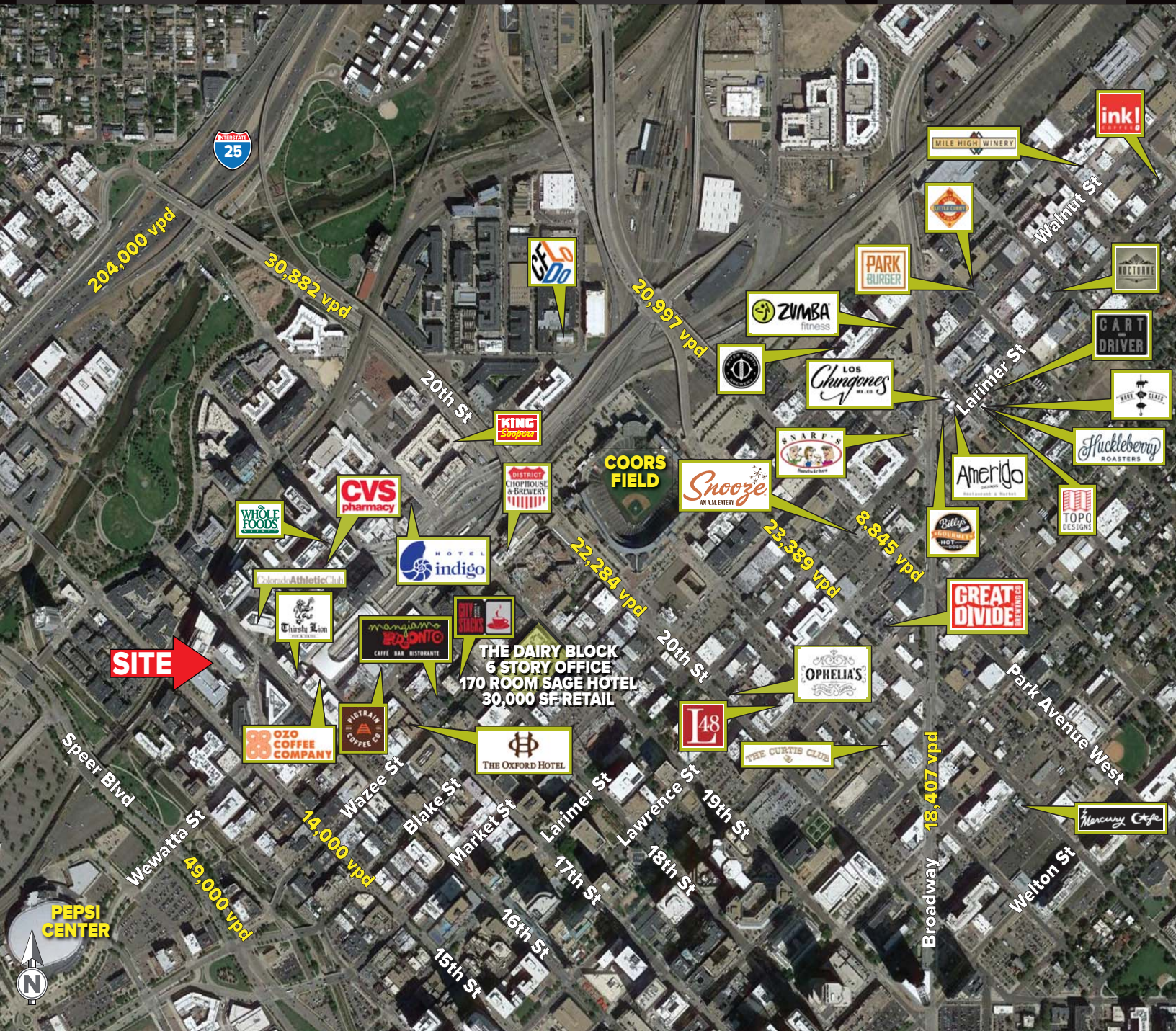


LOCATION



1900 16TH STREET
Denver, CO 80218

AVAILABLE FOR LEASE



HIGHLIGHTS

667,309 SQUARE FOOT, 18-STORY PROJECT WITH
25,868 SQUARE FEET OF RETAIL SPACE.

PART OF THE EMERGING UNION STATION
REDEVELOPMENT ALONG THE 16TH STREET MALL WITH
10,835 PEDESTRIANS PER DAY.

EXCELLENT LOCATION IN A VIBRANT NEIGHBORHOOD WITH
SIGNAGE ALONG 16TH STREET MALL AND PATIO
SEATING.

\$1.45 BILLION INVESTED IN THE
NEIGHBORHOOD SINCE 2010.

Kelly Greene
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LEGEND
PARTNERS

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Annex 320 | Denver, CO 80222
720.529.2999 | www.legendLLP.com



DEMOGRAPHICS

	1 MILE	2 MILE	3 MILE
2021 EST. POPULATION	40,857	128,777	238,978
2026 PROJECTED POPULATION	49,630	146,641	264,404
2021 EST. DAYTIME POPULATION	114,443	221,205	296,151
2021 EST. AVG HH INCOME	\$128,555	\$102,683	\$103,337
2021 EST. HOUSEHOLDS	24,818	71,622	125,286
2021 EST. BUSINESSES	6,285	14,009	19,987

TRAFFIC

INTERSTATE 25
204,000 VEHICLES PER DAY

SPEER BOULEVARD
49,000 VEHICLES PER DAY

PARTNER XTEAM
RETAIL ADVISORS

