

FOR LEASE – Fully Built Out Trophy Restaurant Space - AVAILABLE NOW

1510 16th Street
Denver, CO 80202



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FOR LEASE

1510 16th Street, Denver, CO 80202
Fully Built Out Trophy Restaurant Space

SUGARCUBE BUILDING

PROPERTY FEATURES

- ❑ 3,961 RSF (3,794 USF)
- ❑ Fully-built out restaurant space in LoDo in the Sugar Cube building
- ❑ Co-tenants include The Kitchen, ChoLon, and Little Owl Coffee
- ❑ Transferable liquor license
- ❑ LL is in the process of a permanent patio expansion on 16th Street with extra seating, bistro lighting, etc
- ❑ Many of Downtown Denver's most profitable restaurants are located within one block – Water Grill, A5 Steakhouse, CAVA and more

Area Tenants

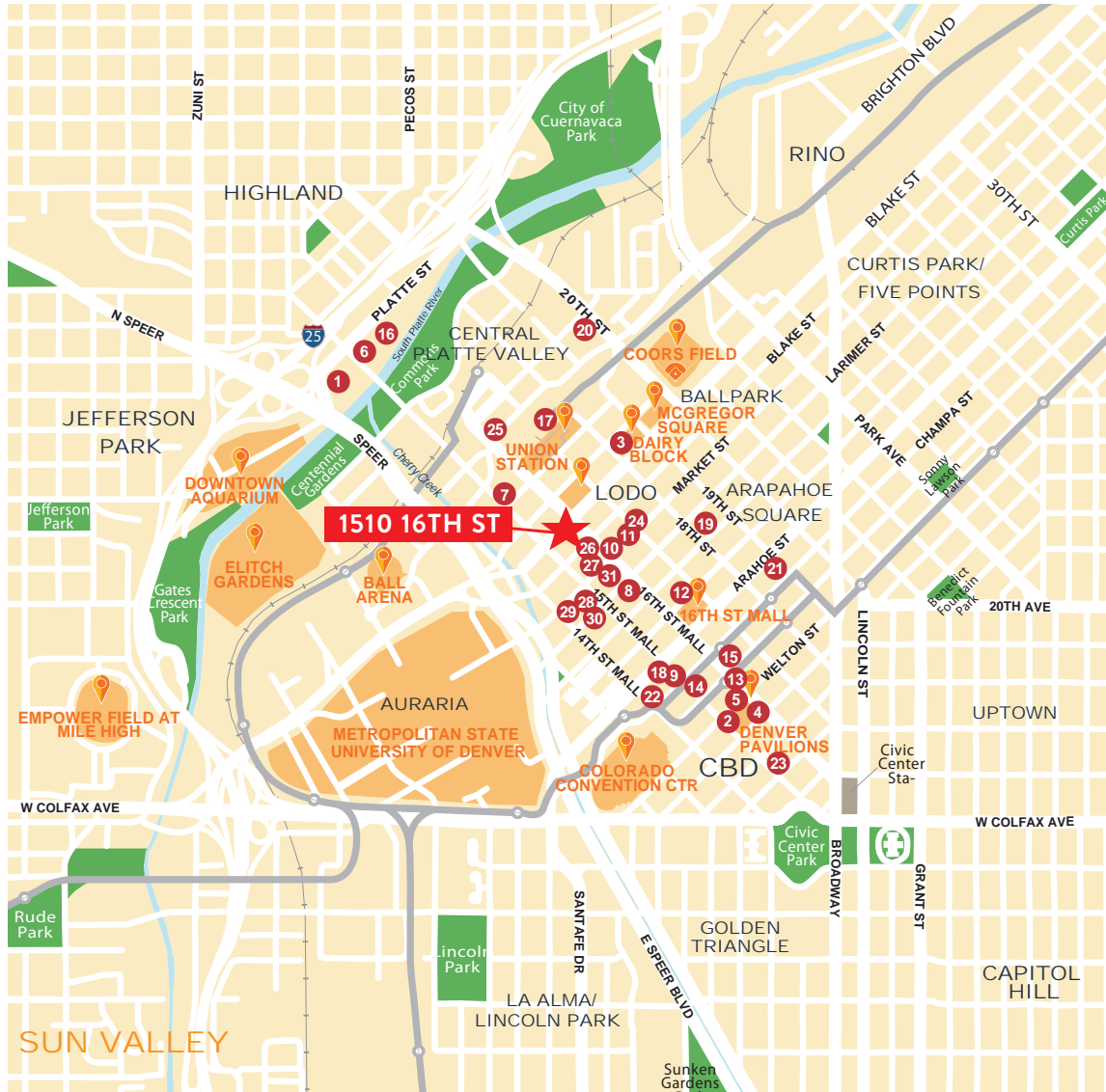


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Downtown Denver



DEMOGRAPHICS

	2023 Population	2023 Daytime Population	2023 Average HH Income
0.5 mile	14,646	58,204	\$173,731
1 mile	40,737	146,038	\$144,622
2 miles	136,458	278,915	\$126,584

- | | |
|-------------------------------------|-----------------------|
| 1 REI | 16 Whole Foods Market |
| 2 Sephora | 17 Sweetgreen |
| 3 Warby Parker | 18 Pet Supplies Plus |
| 4 H&M | 19 Holey Moley |
| 5 Lucky Strike | 20 King Soopers |
| 6 Fjällräven | 21 The Ritz Carlton |
| 7 Fogo de Chão Brazilian Steakhouse | 22 Four Seasons |
| 8 Overland Sheepskin | 23 Sheraton Hotel |
| 9 Ace Hardware | 24 Water Grill |
| 10 Danner | 25 Flight Club |
| 11 Thule | 26 Little Finch |
| 12 Skyline Beer Garden | 27 Cava |
| 13 Target | 28 Rioja |
| 14 Sam's No. 3 | 29 Tamayo |
| 15 Brooklyn's Finest Pizza | 30 Ocean Prime |
| 16 Whole Foods Market | 31 Dragonfly Noodle |



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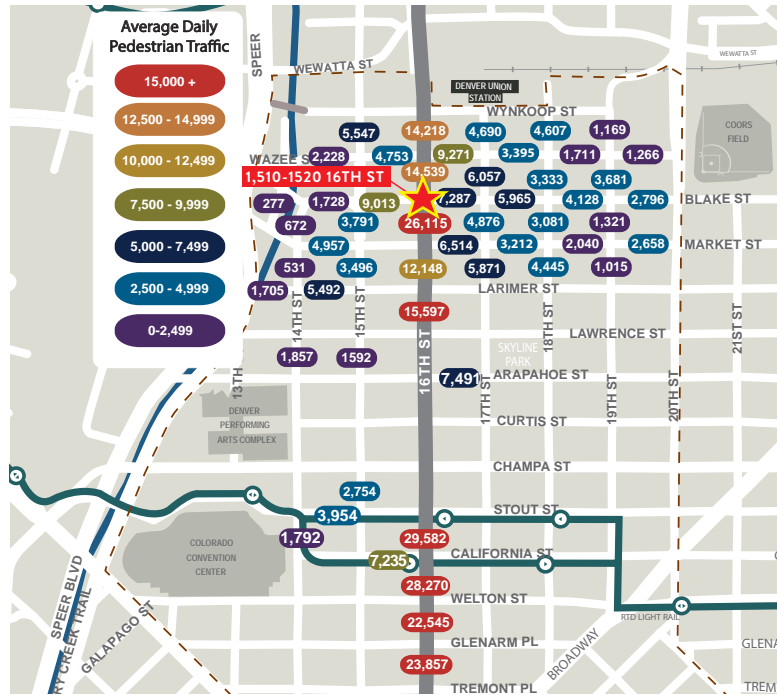
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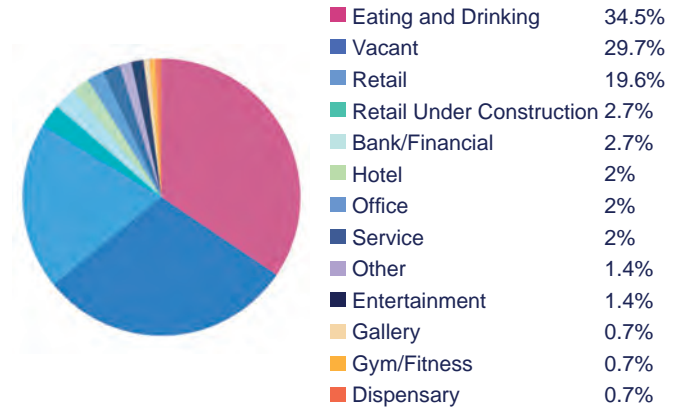
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AVERAGE DAILY PEDESTRIAN ACTIVITY



The following map shows the estimated number of pedestrians that walk on a specific block in Downtown Denver on an average day. The numbers on this map are extrapolated from two-hour counts.

16TH STREET RETAIL MIX



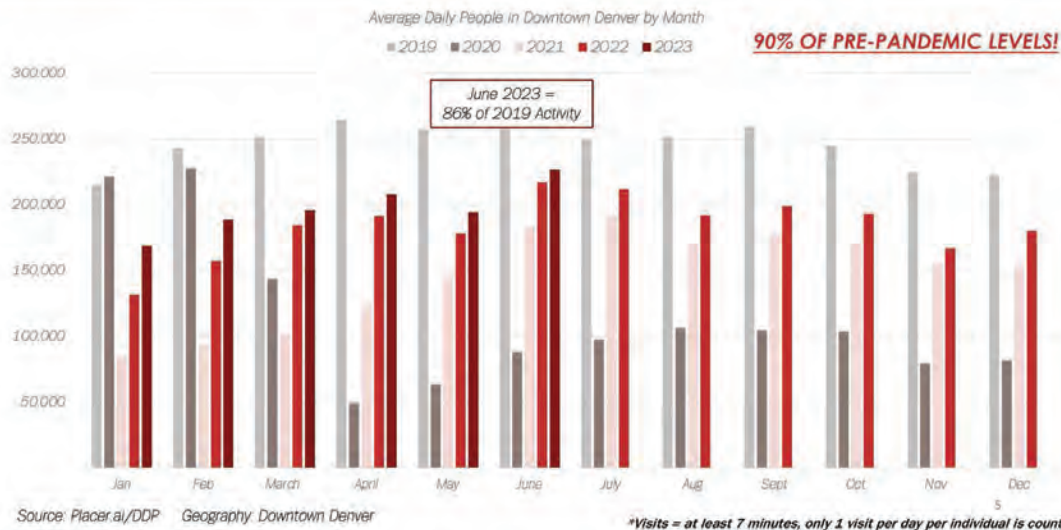
Downtown Denver's Top Five Retail Industries

	2021	2022	% Change
Restaurants	\$22,682,112	\$31,890,347	▲40.6%
Hotels/Accommodation	\$9,460,909	\$13,923,375	▲47.2%
Information	\$4,490,085	\$4,935,069	▲9.9%
Business Admin/Support	\$4,010,916	\$4,744,337	▲18.3%
Clothing/Accessory Stores	\$4,260,570	\$4,147,212	▼-2.7%

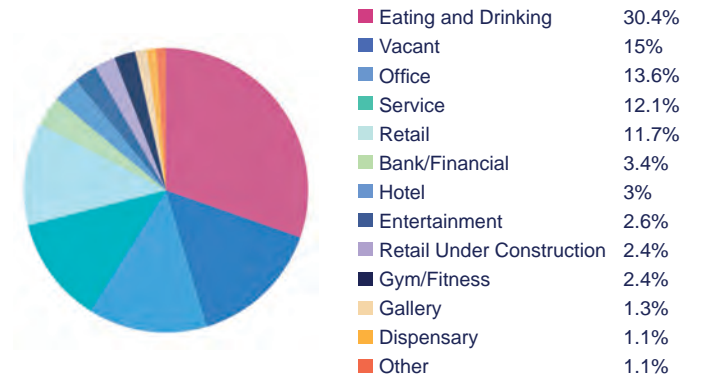
Source: City and County of Denver, Office of the Controller

PEDESTRIAN TRAFFIC

Pedestrian Traffic 3 – Traffic Approaching Pre-Pandemic Levels



ALL DOWNTOWN RETAIL MIX

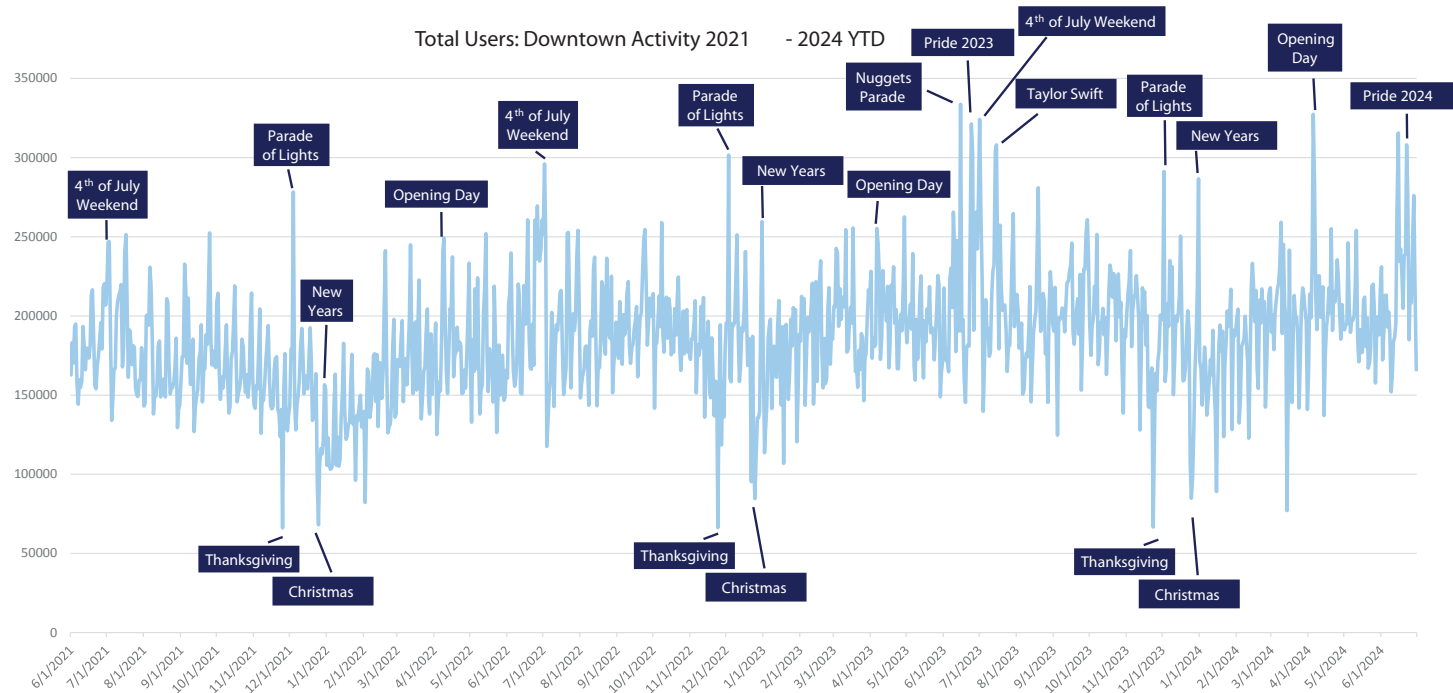


2021 to 2022 Year-over-Year Change in Total Retail Sales Tax Collections



Downtown Denver Trends and Activity

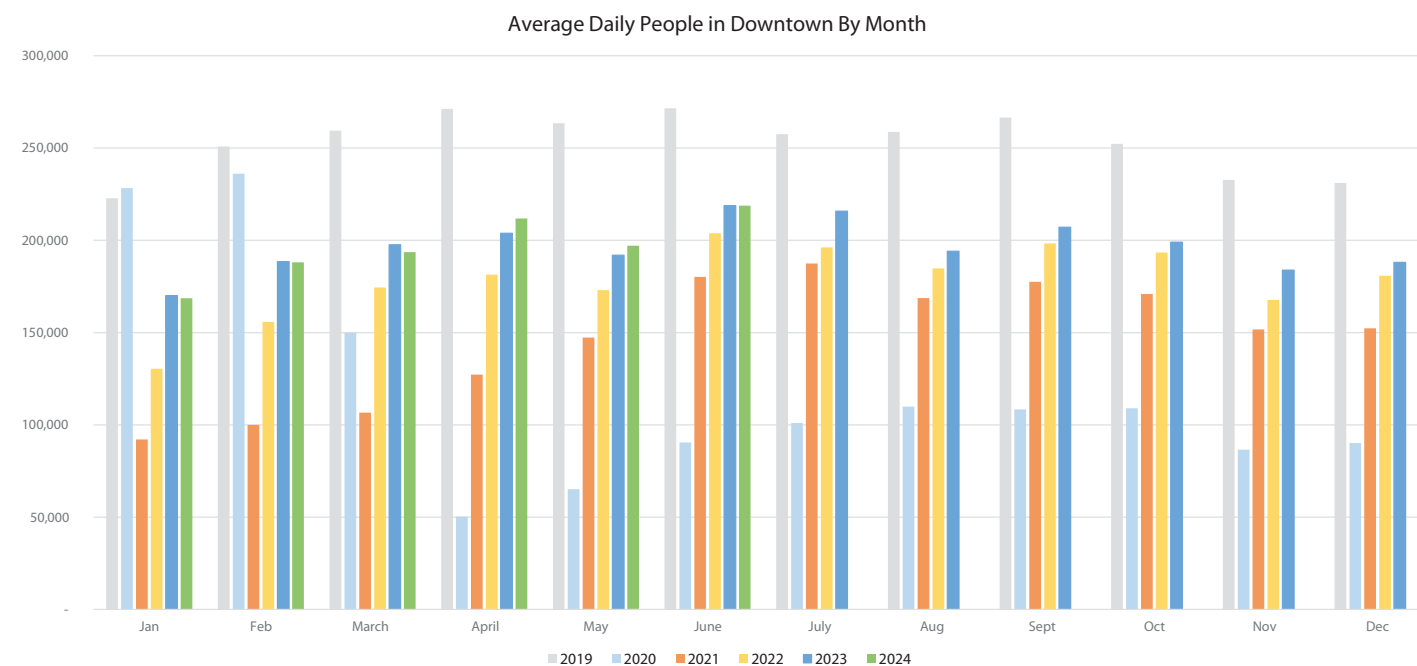
Pedestrian Traffic: Overall Activity



Source: Placer.ai/DDP Geography: Downtown Denver

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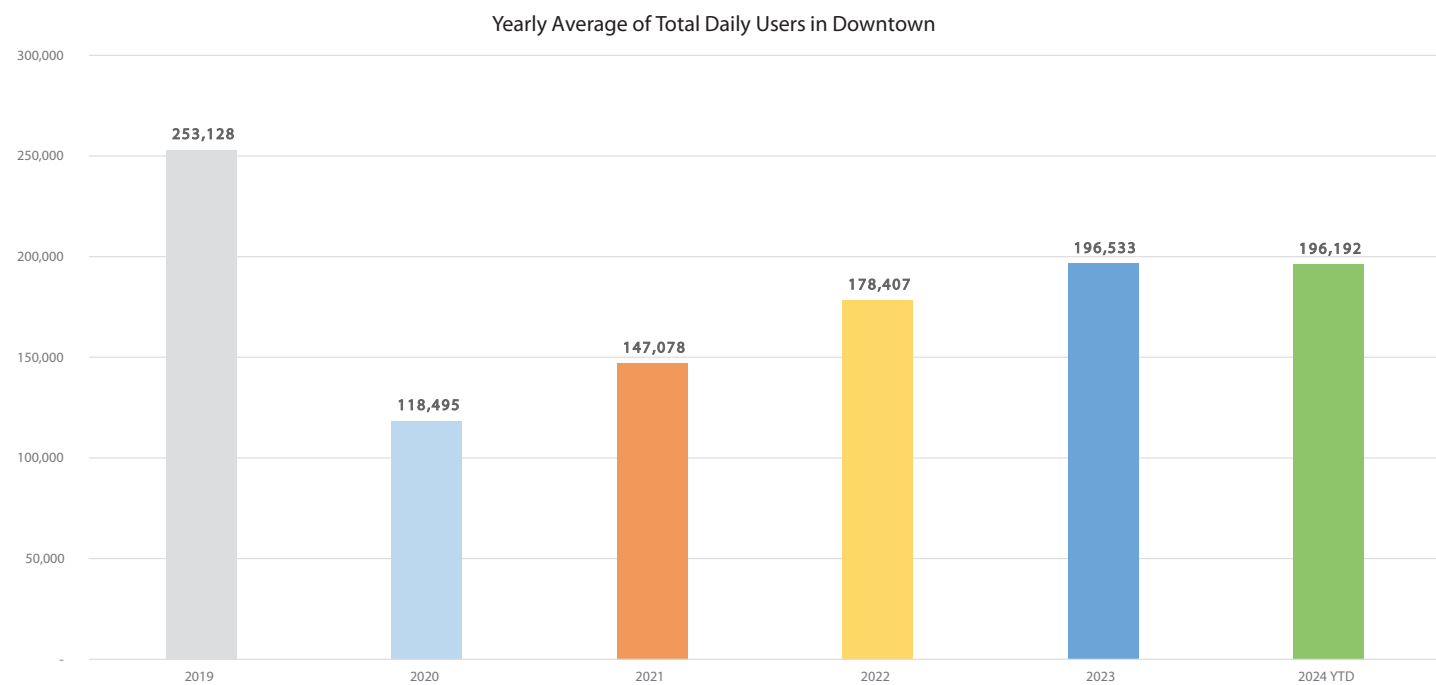
Pedestrian Traffic: Monthly Comparison



Source: Placer.ai/DDP Geography: Downtown Denver

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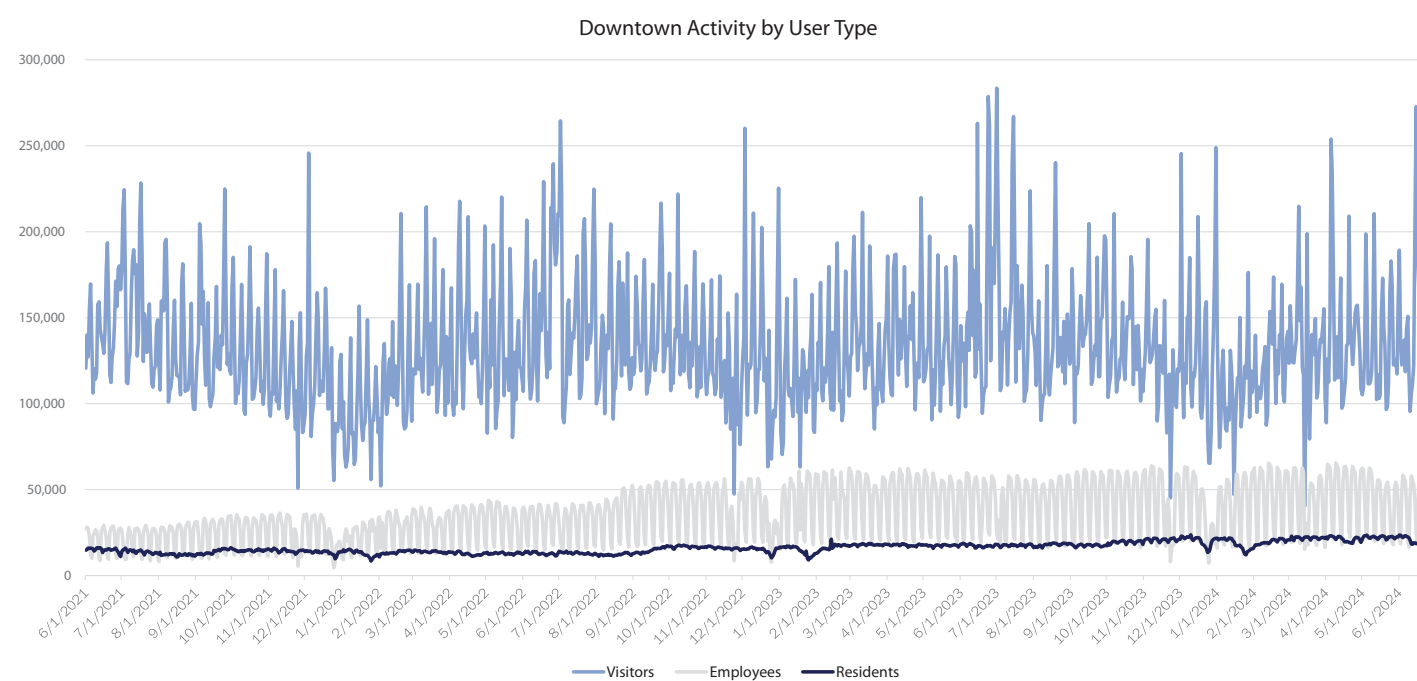
Pedestrian Traffic: Average Activity



Source: Placer.ai/DDP Geography: Downtown Denver

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Pedestrian Traffic: Trends by Type of User



Source: Placer.ai/DDP Geography: Downtown Denver

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