

# Corner Retail Space in Capitol Hill

1900 Grant Street, Denver, CO 80203



Suite 100: 4,424 RSF

Suite 200: 2,194 RSF

**Available**

\$12.54

**NNN**

Contact Broker

**Rate**

## ABOUT THE PROPERTY

- Excellent corner retail location in the trendy North Capitol Hill neighborhood.
- Join Colorado Campfire, Las Delicias Uptown, Xiquita Restaurante y Bar, Fluid Coffee, Walter's 303 Pizzeria, F45 Fitness, Orange Theory, Watercourse Foods, Stueben's Uptown, Woodhouse Spa, Olive & Finch, Onefold, and many others in this bustling trade area.
- The property is surrounded by thousands of apartments and within walking distance of the downtown Central Business District, which offers the unique ability to capture both residential and office customers from the surrounding area.
- Two nearby hospitals (St Joseph's and St Luke's) provide additional significant customer density in the immediate area.
- Located just a few blocks from popular attractions such as the Denver Zoo, City Park, and the Denver Museum of Science & Nature.

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	53,292	252,801	511,881
Daytime Population	152,442	398,671	675,447
<b>Avg. Household Income</b>	<b>\$119,036</b>	<b>\$147,401</b>	<b>\$146,025</b>
Estimated Households	32,229	135,643	243,014

Year: 2025 | Source: esri

## CONTACT

**Andrew Clemens**

303.390.5230

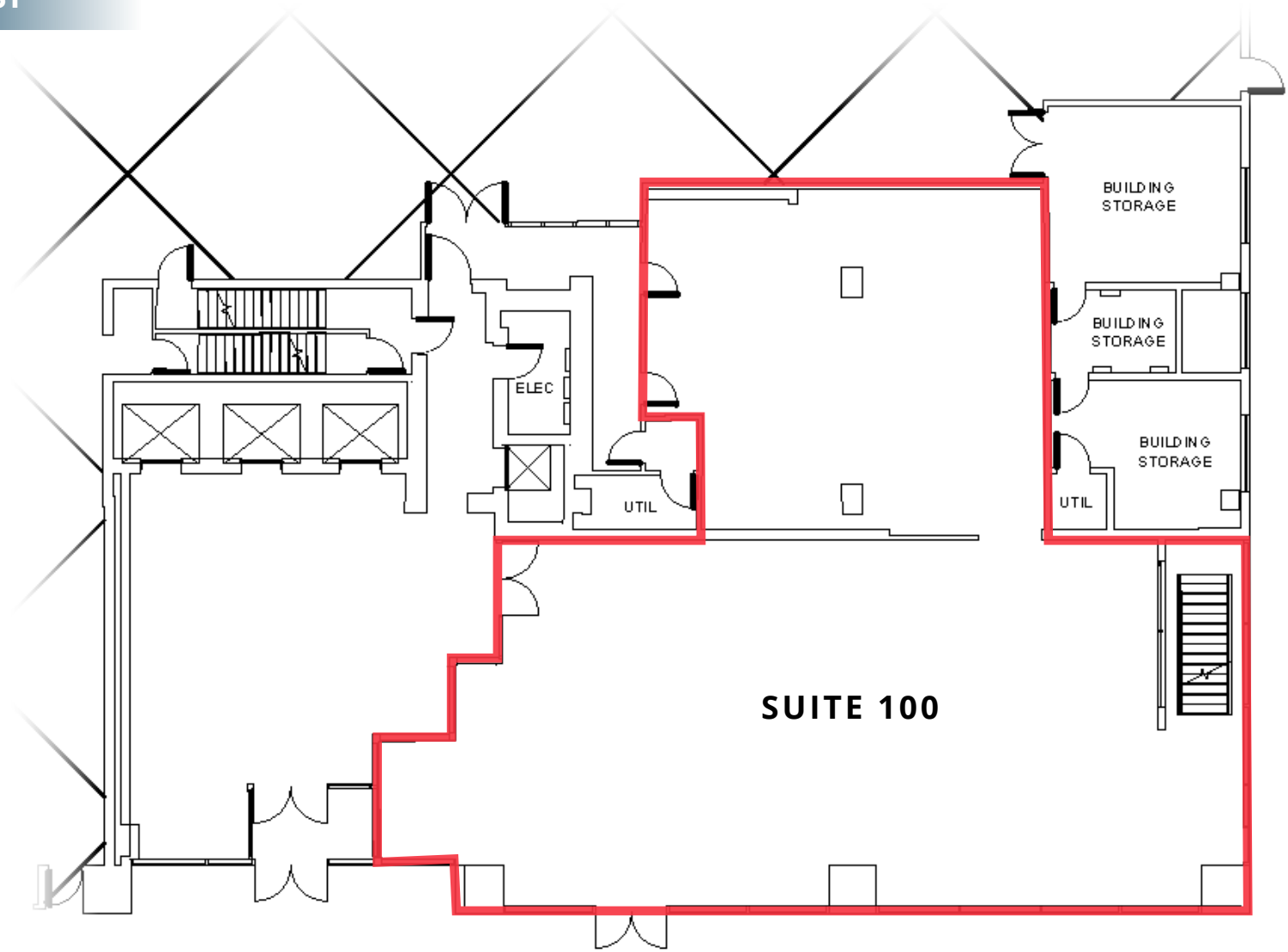
andrew.clemens@srsre.com

# Floor Plan | Suite 100

1900 Grant Street, Denver, CO 80203



4,424 RSF





# Photos | Suite 100

1900 Grant Street, Denver, CO 80203

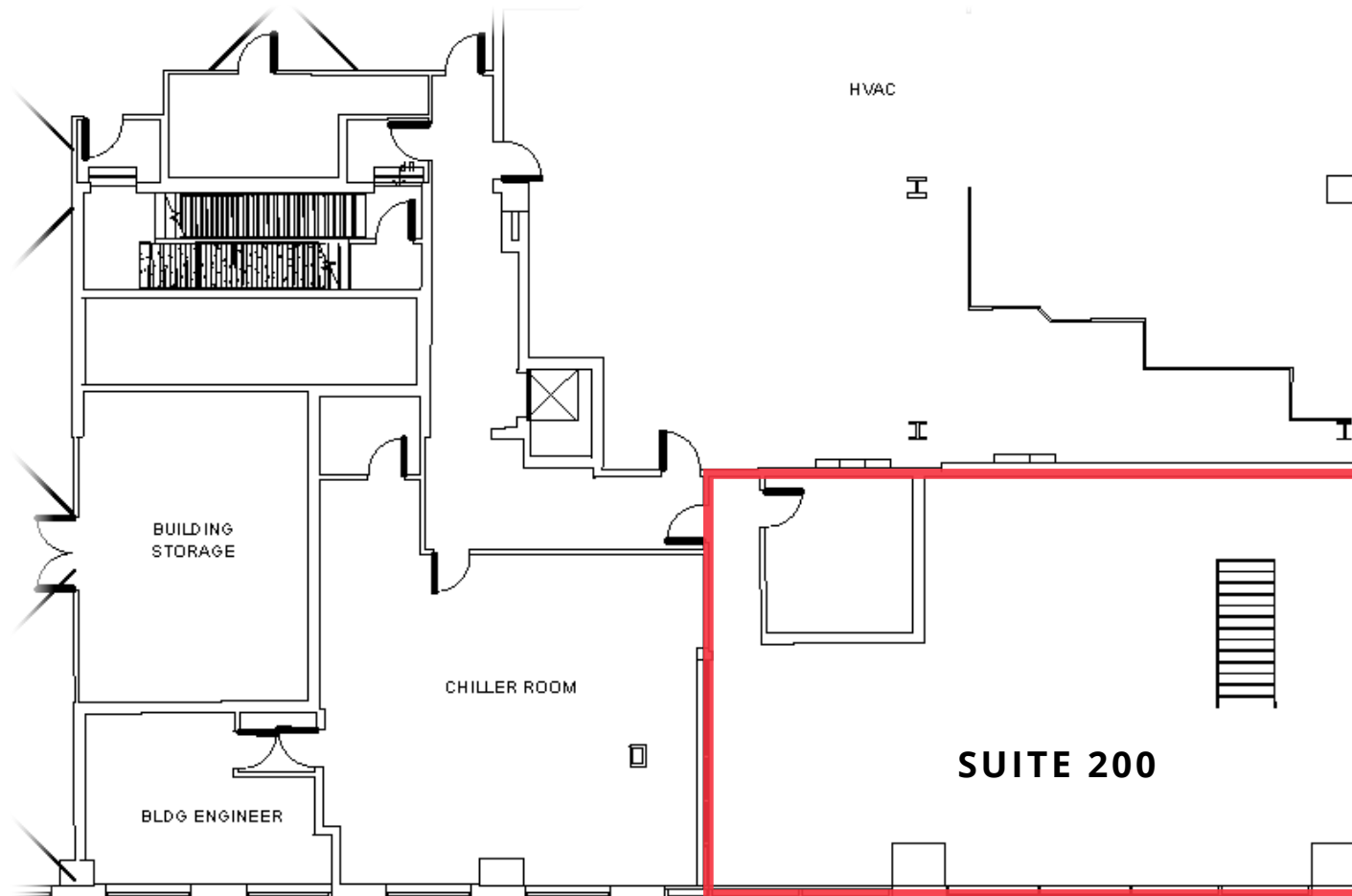


# Floor Plan | Suite 200

1900 Grant Street, Denver, CO 80203



2,194 RSF





# Photos | Suite 200

1900 Grant Street, Denver, CO 80203

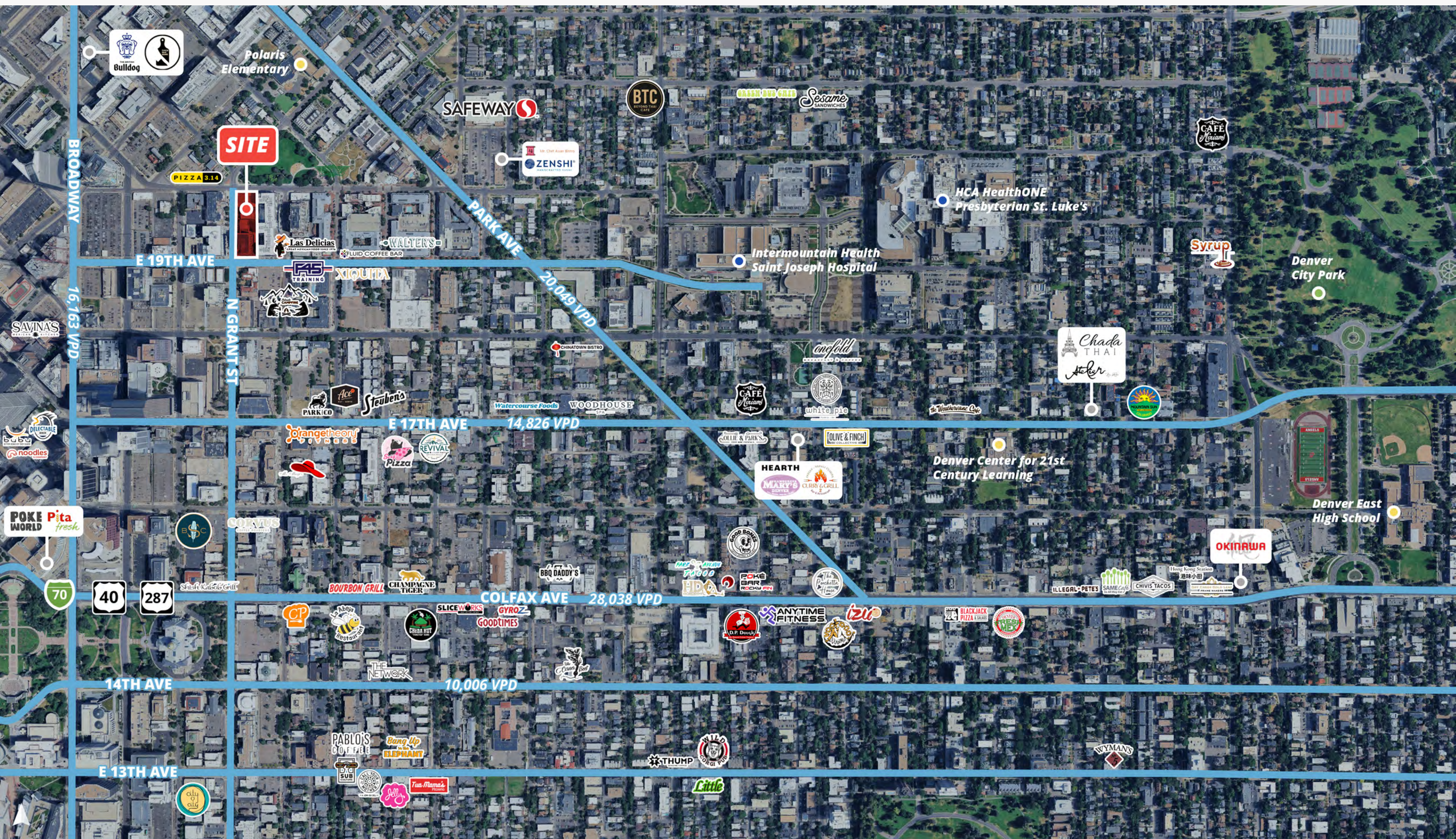








**1900 Grant Street, Denver, CO 80203**





# Demographics

1900 Grant Street, Denver, CO 80203



## DEMOGRAPHIC HIGHLIGHTS

### Population

	1 Mile	3 Miles	5 Miles
2025 Estimated Population	53,292	252,801	511,881
2030 Projected Population	58,869	280,007	542,216
Proj. Annual Growth 2025 to 2030	2.01%	2.07%	1.16%

### Daytime Population

2025 Daytime Population	152,442	398,671	675,447
Workers	135,916	312,434	473,344
Residents	16,526	86,237	202,103

### Income

2025 Est. Average Household Income	\$119,036	\$147,401	\$146,025
2025 Est. Median Household Income	\$84,718	\$105,372	\$102,100

### Households & Growth

2025 Estimated Households	32,229	135,643	243,014
2030 Estimated Households	35,586	149,476	257,918
Proj. Annual Growth 2025 to 2030	2.00%	1.96%	1.20%

### Race & Ethnicity

2025 Est. White	70%	70%	64%
2025 Est. Black or African American	9%	7%	6%
2025 Est. Asian or Pacific Islander	4%	3%	3%
2025 Est. American Indian or Native Alaskan	1%	1%	2%
2025 Est. Other Races	15%	19%	25%
2025 Est. Hispanic (Any Race)	16%	20%	27%

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE



esri

88

rd Ave

85

W 6th Ave

W 8th Ave

W 6th Ave

W 13th Ave

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Denver

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W 13th Ave

W 12th Ave

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**SRSRE.COM**

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