



3,035 SF

**SECOND GENERATION RESTAURANT SPACE
FOR LEASE ON 16TH STREET**

1380 16TH ST, DENVER, CO 80202

AVAILABLE SPACE


**Mendocino
Farms**

COMING SOON





16M
RETAIL

16M RETAIL | 1380 16TH ST.

DENVER, CO 80202

TOTAL AVAILABLE: 3,035 SF AVAILABLE

LEASE RATE: CONTACT BROKER FOR PRICING

NNN: \$20.19/SF

HIGHLIGHTS:

- **Second generation restaurant space on 16th Street**
- **Located at the gateway to Downtown Denver**
- **High-profile location — direct visibility and access to 16th Street**
- **Some of the highest traffic counts in Downtown Denver —over
*27K CDT at the intersection of 16th and Market**

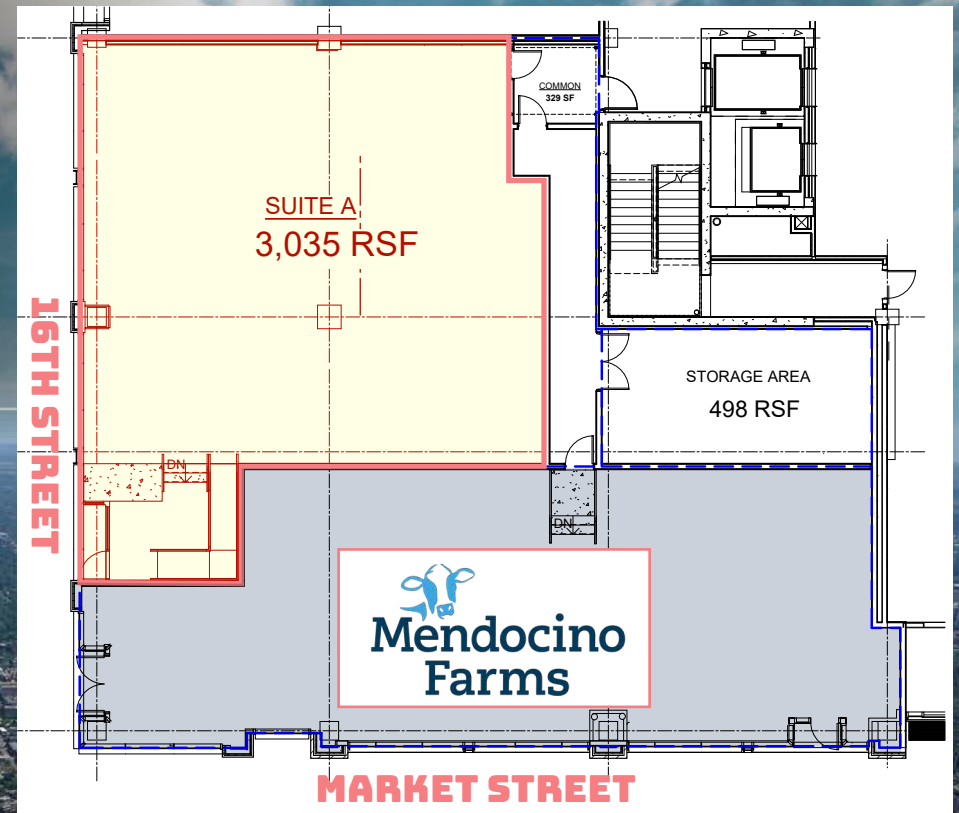
*MPSI 2025 ESTIMATES



AVAILABLE SPACE



1380 16TH ST, DENVER, CO 80202



Mendocino Farms

MARKET STREET



ROCKIES
COORS FIELD
2.5 million attendees

CRAWFORD
Shoogie
STOCK & GENUINE
UNION STATION
Tattered Cover Book Store

FORAGED
DAIRY BLOCK
The Market
Milk Market

MCGREGOR SQUARE
TOM'S
Carmine's
BALLY HOTEL

THULE
MARKET STATION
WATER GRILL
TEA PEOPLE
CHASE
AETHER

KING
Shoppers

WHOLE
FOODS

DENVER CENTER FOR
PERFORMING ARTS
703K attendees

COLORADO
CONVENTION CENTER
547K attendees

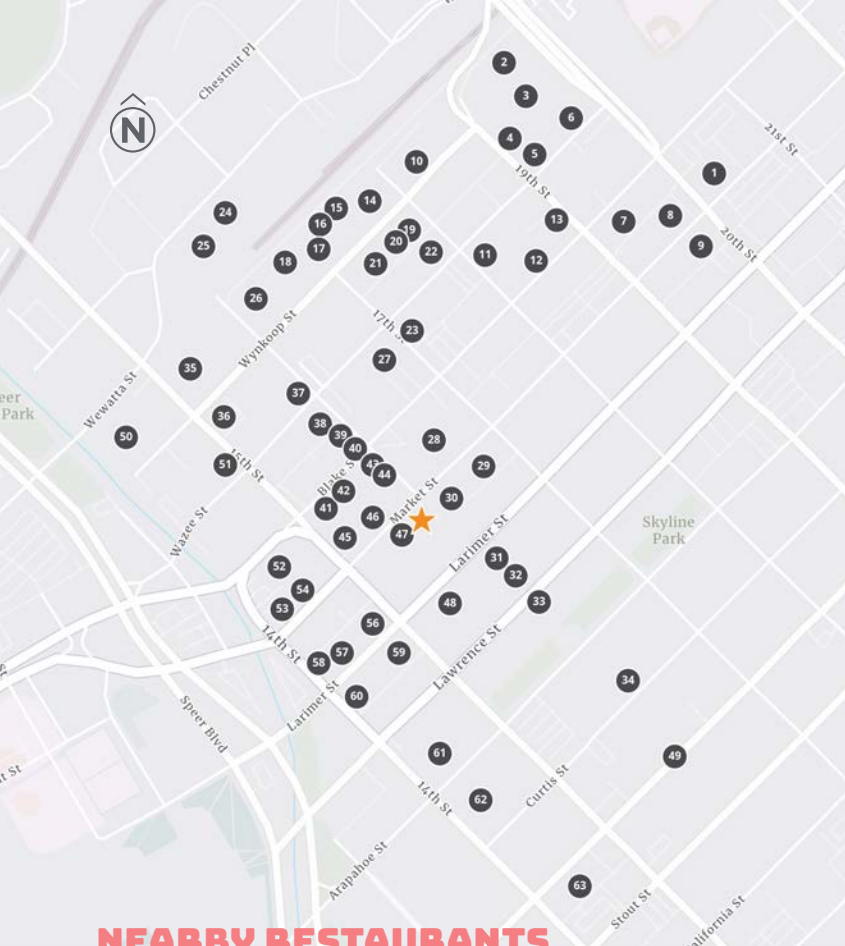
AURARIA
HIGHER EDUCATION
CENTER
38,000 enrolled

Ball
Arena
1.5 million attendees

Parking lot
redevelopment
4-5M SF retail, office
and residential

THE RIVER
MILE
6.65M SF office
5.85M SF residential
520K SF retail

DIRECT ROUTE FROM
25



TRAFFIC COUNTS

Market St. @ 16th St.:

27,931 VPD

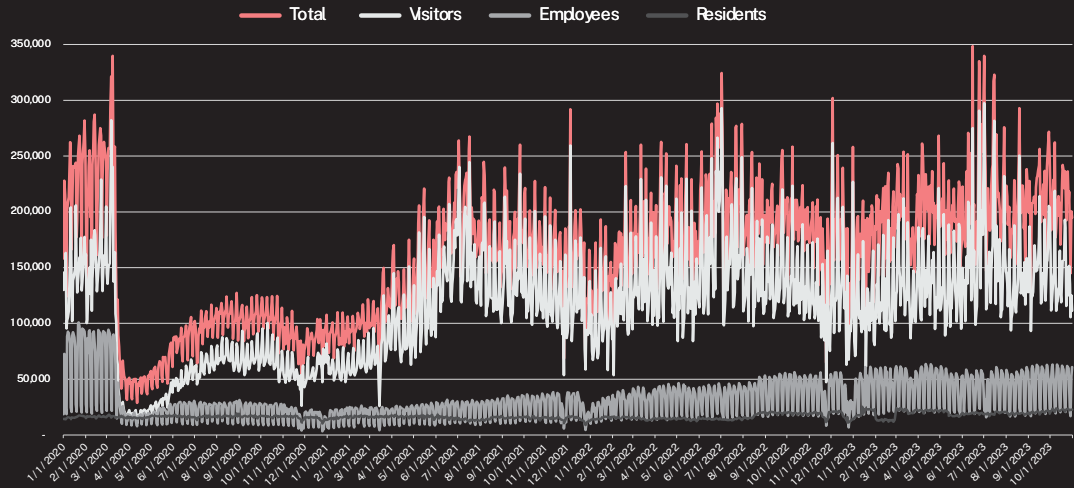
17th St. @ Market St. :

23,152 VPD

MPSI 2025 Estimates

PEDESTRIAN TRAFFIC

Downtown Activity Increasing



Source: Placer.ai/ DDP Geography: Downtown Denver

*Visits = at least 7 minutes, only 1 visit per day per individual is counted

NEARBY RESTAURANTS

- | | | |
|------------------------------------|---------------------------------|--------------------------------|
| 1. Viewhouse Ballpark | 22. Rio Grande | 43. Chipotle |
| 2. Chophouse | 23. Jax Fish House & Oyster Bar | 44. CAVA |
| 3. The Original | 24. Tupelo Honey | 45. P.F. Changs |
| 4. Tom's Watch Bar | 25. Tavernetta | 46. Qdoba Mexican Eats |
| 5. Milepost Zero Food Hall | 26. Thirsty Lion Gastropub | 47. STK Steakhouse |
| 6. Carmine's at McGregor Square | 27. Avelina | 48. Red Square Bistro |
| 7. Tap Fourteen | 28. Water Grill | 49. Modern Market |
| 8. El Patio | 29. Oskar Blues Grill & Brew | 50. Coohills |
| 9. Dirk's Bentley's Whiskey Row | 30. Chez Maggy | 51. A5 Steakhouse |
| 10. Rodizio Grill | 31. Cheesecake Factory | 52. Society Sports & Spirits |
| 11. Denver Milk Market | 32. Blue Agave Grill | 53. Rhein Haus |
| 12. Foraged | 33. Mellow Mushroom | 54. Nola Jane Restaurant & Bar |
| 13. Seven Grand | 34. Rock Bottom Brewery | 55. Ocean Prime |
| 14. Hopdoddy Burger Bar | 35. Fogo De Chao | 56. Osteria Marco |
| 15. Mercantile Dining & Provisions | 36. Upstairs Circus | 57. Rioja |
| 16. Snooze | 37. Illegal Pete's | 58. Bao Brewhouse |
| 17. Terminal Bar | 38. The Kitchen | 59. Capital Grill |
| 18. Stoic & Genuine | 39. Bistro LeRoux | 60. Tamayo |
| 19. Wynkoop Brewery | 40. Cholon | 61. Edge Restaurant and Bar |
| 20. Machete | 41. Machete Sushi | 62. The Corner Office |
| 21. Venice | 42. D'Corazon Mexican | 63. Terra Denver |

DEMOGRAPHICS

	0.25 Miles	0.5 Miles	1 Mile
2023 Total Population	2,945	12,541	43,406
2023 Total Daytime Population	30,669	69,127	152,961
Average Household Income	\$153,005	\$169,236	\$140,163

ESRI 2023 Estimates

DOWNTOWN DENVER 2025 LEASE ACTIVITY

19 new restaurant/retail openings in 2023 and over 1.1M SF of office leased in 2025!

- - Restaurants
- ◆ - Retail
- - Office

16TH STREET REDEVELOPMENT

● RENOVATIONS ARE NOW COMPLETE!!



16M
RETAIL

1380 16TH ST, DENVER, CO 80202

Market St.

16th St.

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