

# Ground Floor Retail for Lease

1955 Arapahoe St Denver, CO 80202

Up to 10 off-  
street parking  
spaces  
included



## Available May 26, 2024



**Colorado Real Estate**  
— B R O K E R S —

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# Property Details

## Suite A:

- Ground floor commercial space
- Approx. 1,512 sf
- Parking: 6 spots behind the building
- Former dental/medical space
- Zoning: D-C , UO-1
- **Lease Rate: \$20/ft Modified Gross**

## Suite B:

- Ground floor commercial space
- Approx. 3,000 sf
- 4 parking spots behind the building
- New HVAC
- Former space for industrial sign company
- Zoning: D-C , UO-1
- **Lease Rate: \$24/ft Modified Gross**



## About Halcyon House Apartments

- Halcyon House Apartments is an affordable, senior (62+) mixed-use community with 197 units.



Walker's Paradise	98	Excellent Transit	86
Walk Score®	Out of 100	Transit Score®	Out of 100
Biker's Paradise	97		
Bike Score®	Out of 100		
Transit/Subway	Distance		
20th-Welton	Walk: 7 min	0.4 mi	
18th-Stout	Walk: 8 min	0.4 mi	
18th-California	Walk: 10 min	0.5 mi	
16th-Stout	Walk: 10 min	0.6 mi	
16th-California	Walk: 13 min	0.7 mi	

Source: apartments.com



# Downtown Denver by the Numbers

	Projects	Hotel Rooms	Residential Units	Square Feet of Office	Total Investment
Completed 2019-2022	31	1,684	4,967	1,238,482	\$2.16 B
Completed 2023	5	-	1,040	240,000	\$228 M
<b>Total</b>	<b>36</b>	<b>1,684</b>	<b>6,007</b>	<b>1,478,482</b>	<b>\$2.38 B</b>
Under Construction	14	265	3,063	710,00	\$1.37 B
<b>Grand Total</b>	<b>86</b>	<b>3,633</b>	<b>15,077</b>	<b>3,666,964</b>	<b>\$3.75 B</b>

Data as of October 2023

14 projects under construction as of end of 2023, equaling \$1.37B in total investment

Five projects added over 1,000 housing units in 2023

Source: downtowndenver.com

## New Office Leases over 20,000 SF

(signed between July 2022-August 2023)

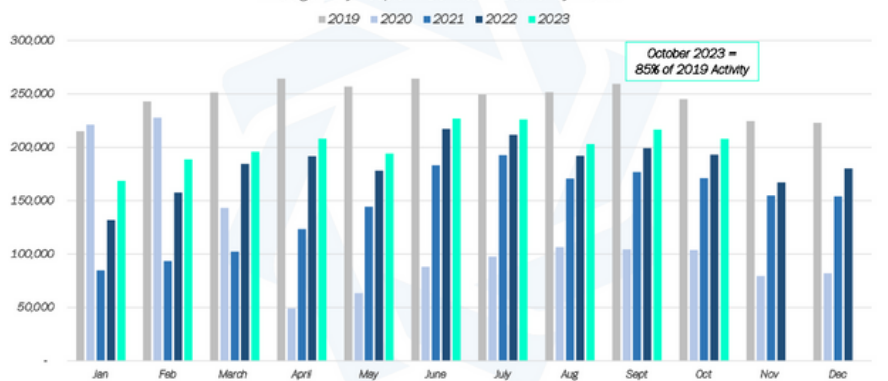


- Ovintiv**  
Address: 370 17th St  
SF: 262,000
- City and County of Denver, District Attorney's Office**  
Address: 370 17th St  
SF: 74,000
- Bet 365**  
Address: 1701 Platte St  
SF: 59,000
- Zayo Group**  
Address: 1401 Wynkoop St  
SF: 48,000
- Analysis Group**  
Address: 1900 16th St  
SF: 41,000
- Bain and Company**  
Address: 675 15th St  
SF: 39,000
- Ineous**  
Address: 1400 16th St  
SF: 34,500
- Gibson, Dunn and Crutcher**  
Address: 1901 Arapahoe St  
SF: 31,000
- Matillion**  
Address: 675 15th St  
SF: 29,000
- Ballard Spahr**  
Address: 1225 17th St  
SF: 28,900
- Jones & Keller**  
Address: 1675 Broadway  
SF: 25,600
- Melio**  
Address: 1755 Blake St  
SF: 25,600
- Scope Technologies**  
Address: 370 17th St  
SF: 25,000
- Booyah Advertising**  
Address: 1700 Lincoln St  
SF: 25,000
- Pivot Energy**  
Address: 1601 Wewatta St  
SF: 23,000
- Megastar Financial Corp**  
Address: 1080 Cherokee St  
SF: 23,000
- Fairfield and Woods**  
Address: 1801 California St  
SF: 22,000
- Mercer Advisors**  
Address: 1200 17th St  
SF: 22,000
- Camino Resources**  
Address: 1225 17th St  
SF: 22,000
- Wilmer Hale**  
Address: 1225 17th St  
SF: 22,000
- Williams Weese Pepple & Ferguson**  
Address: 1810 California St  
SF: 22,000
- Huntington National Bank**  
Address: 1225 17th St  
SF: 21,000
- PDC Energy**  
Address: 1099 18th St  
SF: 21,000

Source: CoStar, some leases not included due to confidentiality

Source: downtowndenver.com

Average Daily People in Downtown Denver by Month



Source: Placer.ai/DDP Geography: Downtown Denver

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

Source: downtowndenver.com



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