

FOR RETAIL LEASE

# Jasper Towers

1709 Chestnut Pl | Denver, CO



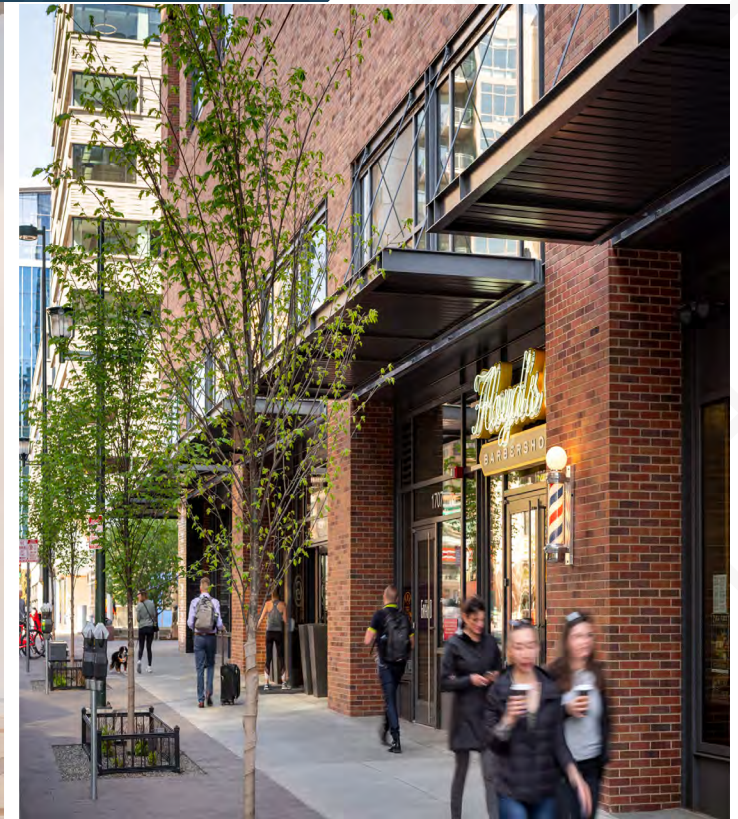


# Jasper Towers

1709 Chestnut Pl | Denver, CO 80202



**FOR RETAIL LEASE**



## AVAILABLE

R1: 2,468 SF, **Restaurant Ready**  
R4: 1,153 SF, **Newly White Boxed**

## RATE

Call Broker

## RESIDENTIAL UNITS

508

## ABOUT THE PROPERTY

- Street-level retail in new construction, mixed-use multi-family, luxury high-rise near Union Station
- The Union Station neighborhood offers proximity to a dense residential customer base, as well as proximity to a robust daytime office population
- Nearby retailers include Whole Foods, Sweetgreen, Blazing Bird, Jimmy John's, and Tupelo Honey

## TRAFFIC COUNTS

16th St: n/o Little Raven St                      12,000 VPD  
20th St: nw/o Blake St                              30,940 VPD

Year: 2023 | Source: CoStar MPSI Estimate

## AVAILABLE SPACES

- **R1:** "Restaurant Ready" – black iron exhaust and grease trap are provisioned for. The space is a 2nd generation coffee build-out.
- **R4:** Newly white boxed space. Call for details.

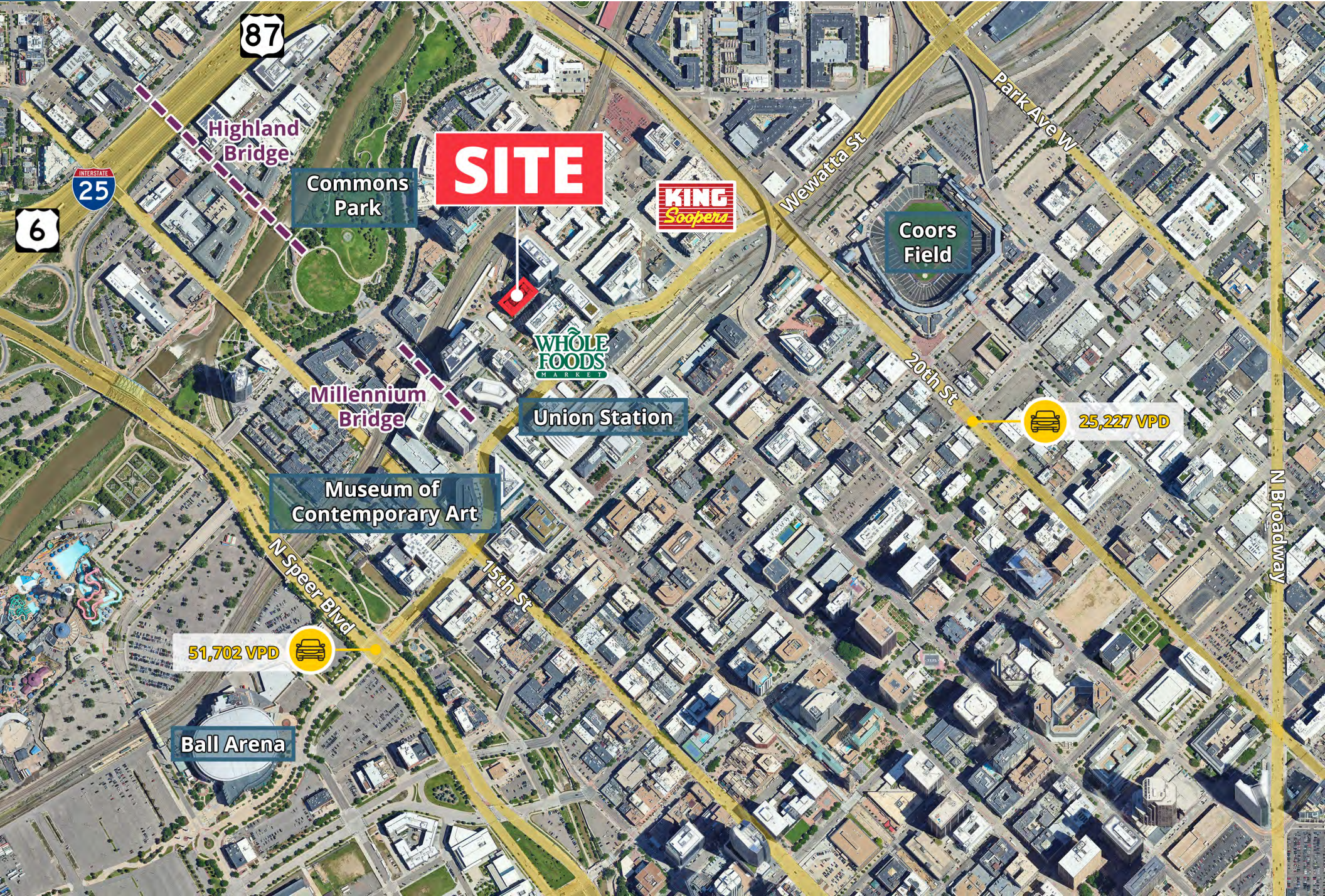
## CONTACT

**Andrew Clemens** |  
303.390.5230 | [andrew.clemens@srsre.com](mailto:andrew.clemens@srsre.com)



# Jasper Towers

1709 Chestnut Pl | Denver, CO 80202



**SITE**

Highland Bridge

Commons Park

KING Soopers

Coors Field

WHOLE FOODS MARKET

Millennium Bridge

Union Station

25,227 VPD

Museum of Contemporary Art

51,702 VPD

Ball Arena

87

25

6

N Speer Blvd

15th St

20th St

Wewatta St

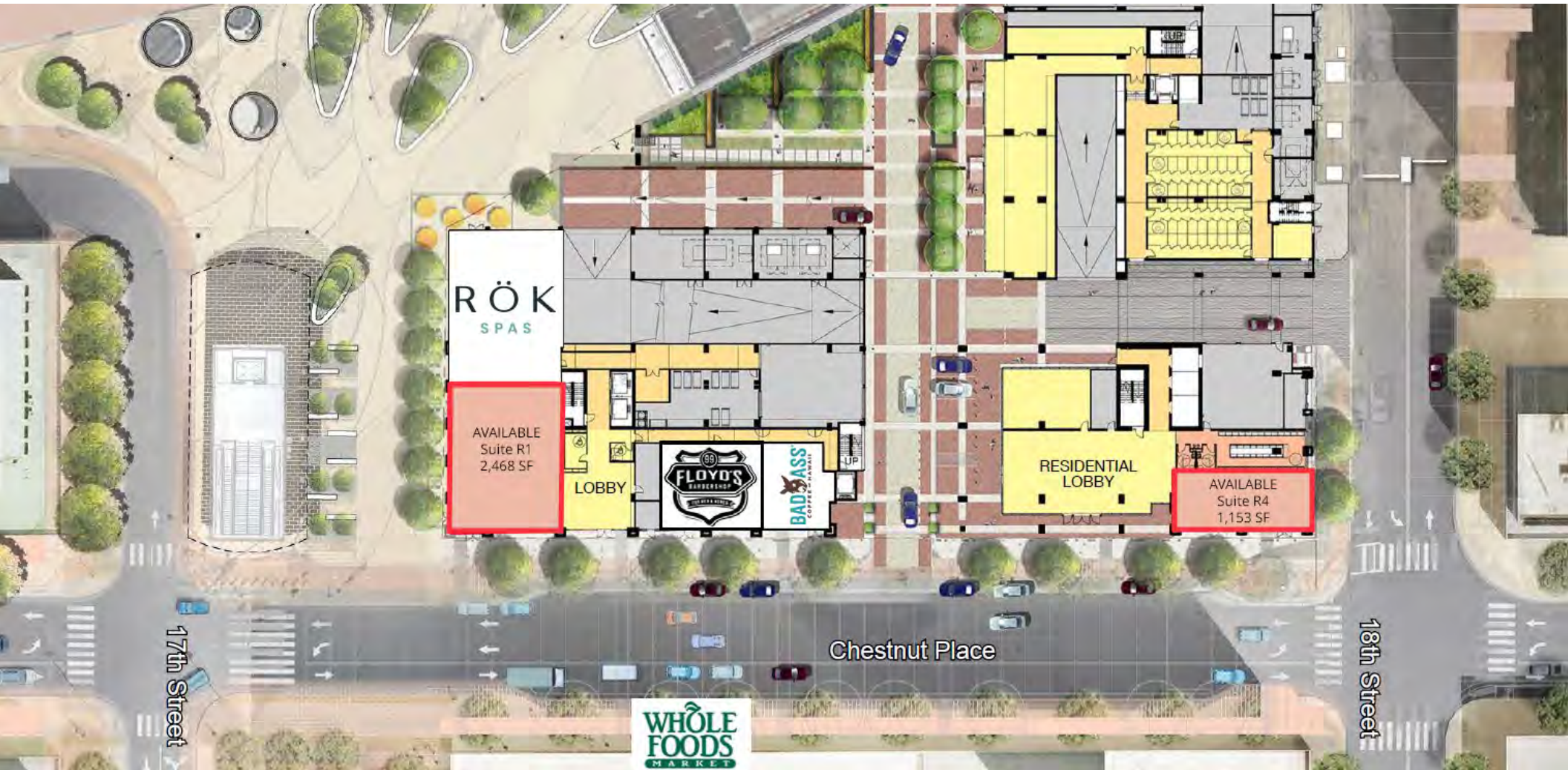
Park Ave W

N Broadway



# Jasper Towers

1709 Chestnut Pl | Denver, CO 80202



## DEMOGRAPHIC HIGHLIGHTS

### Population

	1 Mile	3 Miles	5 Miles
2022 Estimated Population	38,407	231,009	467,411
2027 Projected Population	40,742	245,869	489,061
Projected Annual Growth 2022 to 2027	1.19%	1.25%	0.91%

### Daytime Population

	1 Mile	3 Miles	5 Miles
2022 Daytime Population	95,691	364,753	624,214
Workers	84,597	277,433	429,748
Residents	11,094	87,310	194,466

### Income

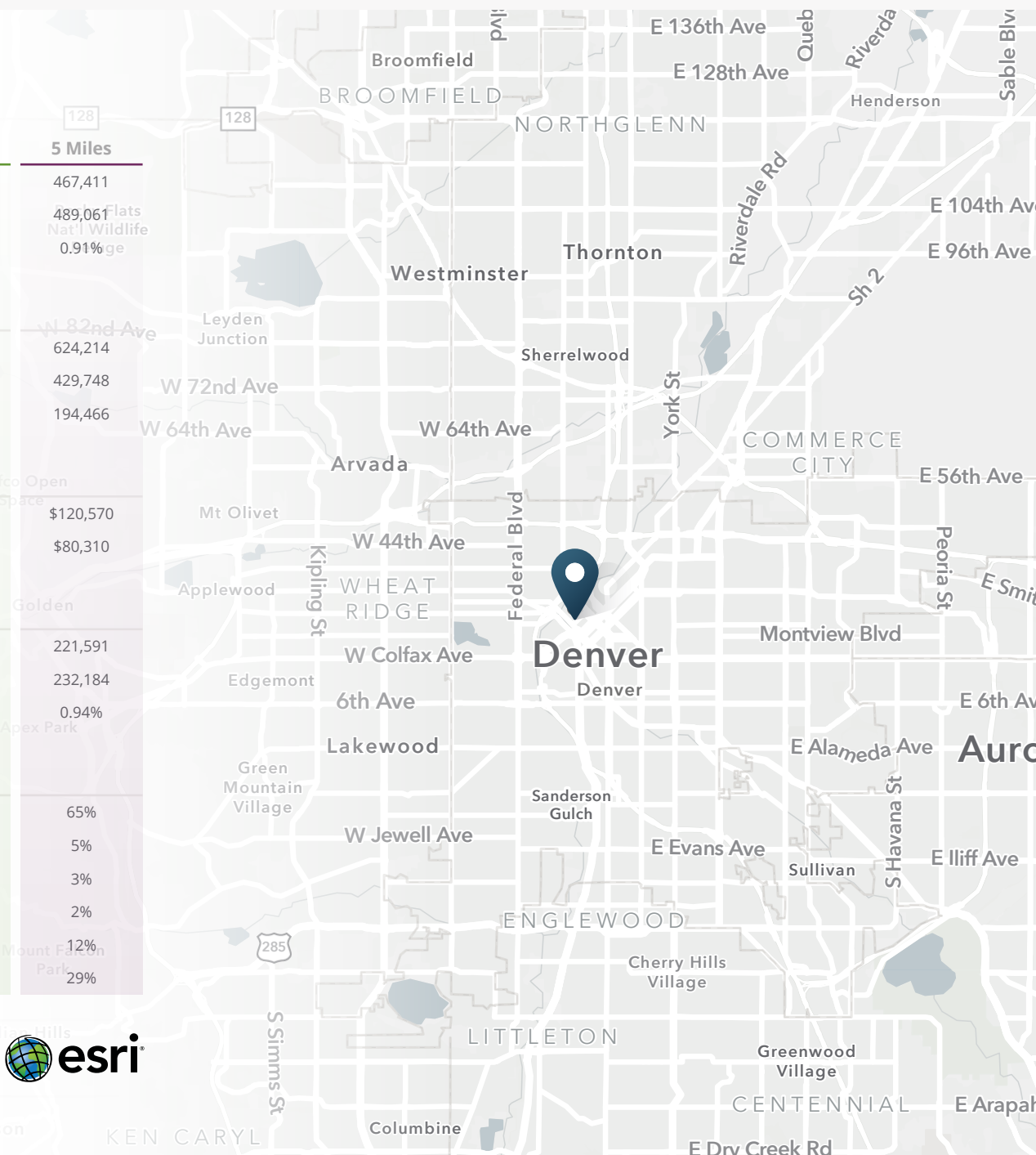
	1 Mile	3 Miles	5 Miles
2022 Est. Average Household Income	\$150,024	\$118,176	\$120,570
2022 Est. Median Household Income	\$106,988	\$81,484	\$80,310

### Households & Growth

	1 Mile	3 Miles	5 Miles
2022 Estimated Households	23,064	121,763	221,591
2027 Projected Households	24,546	129,357	232,184
Projected Annual Growth 2022 to 2027	1.25%	1.22%	0.94%

### Race & Ethnicity

	1 Mile	3 Miles	5 Miles
2022 Est. White	77%	69%	65%
2022 Est. Black or African American	4%	6%	5%
2022 Est. Asian or Pacific Islander	4%	3%	3%
2022 Est. American Indian or Native Alaskan	1%	2%	2%
2022 Est. Other Races	4%	9%	12%
2022 Est. Hispanic	13%	23%	29%







**SRS Real Estate Partners**

1875 Lawrence Street, Suite 850  
Denver, CO 80202  
303.572.1800

**Andrew Clemens**

303.390.5230  
andrew.clemens@srsre.com

**SRSRE.COM**

© SRS Real Estate Partners

The information presented was obtained from sources deemed reliable;  
however SRS Real Estate Partners does not guarantee its completeness or accuracy.