

# PRISM

**PRIME** DOWNTOWN  
DENVER LOCATION

**AVAILABLE** | 2nd Gen Restaurant

999 17TH STREET | DENVER, CO

Shea Properties.



# THE CROWN JEWEL

## OF DENVER'S CENTRAL BUSINESS DISTRICT

Prism is an iconic boutique Class A office tower in the heart of Denver's vibrant Central Business District. Featuring distinctive folded glass architecture, the building stands apart from surrounding downtown properties. The project includes 94,000 square feet of Class A office space, leased to a strong roster of established tenants.

Adjacent to Prism is The Quincy, a premier Shea Properties development offering 359 luxury apartment residences. The Quincy ranks among Downtown Denver's most upscale multifamily communities.

Located next to Hotel Monaco and immersed in Denver's top dining, hospitality, art, and entertainment destinations, this second-generation restaurant space presents an exceptional opportunity for high-caliber food and beverage operators.



**8,854 RSF**  
AVAILABLE



**2ND GEN RESTAURANT**  
SPACE TYPE

### CONTACT

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## THE SPACE

2nd gen restaurant space with a current occupancy load of 425

## DOWNTOWN LOCATION

Prime hard-corner location in the heart of Downtown Denver's Central Business District

## WALKABLE URBAN LIFESTYLE

Surrounded by plentiful dining, retail, offices, hotels & residential communities

## PROMINENT NEIGHBORS

Guard & Grace, Water Grill, Ocean Prime, Elway's, Capital Grille, Tavernetta, STK, Church & Union, A5 Steakhouse, Jax Fish House & Oyster Bar, Bruto

## MODERN CURB APPEAL

Striking glass architecture delivers premium street presence with strong visibility and clear branding opportunities at the pedestrian level



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BECOME DENVER'S  
**NEXT ICONIC DINING DESTINATION**

# FLOOR PLAN

## SIZE

8,854 SF

## SPACE TYPE

2nd Gen Restaurant

## OCCUPANCY LOAD

425

## HARD CORNER

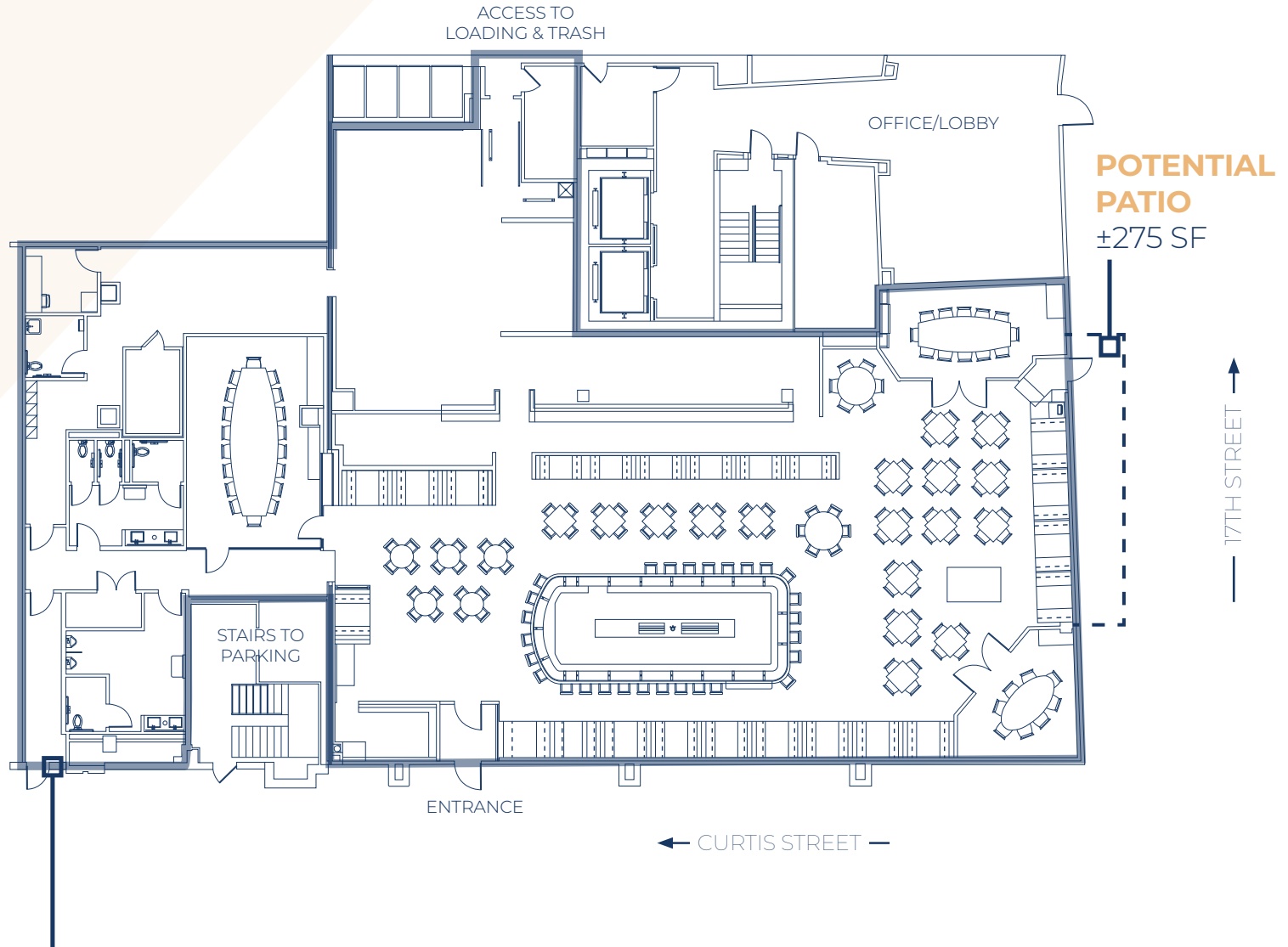
17th Street &  
Curtis Street

## PARKING

Ample in  
Adjacent Garage

## CEILING HEIGHT

Approx. 20'



## EXISTING BUILDOUT

Includes restrooms, 3 large private dining areas, kitchen exhaust, grease trap, large island bar & other restaurant infrastructure

**DOWNTOWN  
AQUARIUM**  
1.5M Annual Visits

**ELITCH  
GARDENS**  
1M Annual Visits

**INTERSTATE 25**  
254,500 VPD

**SPEER BLVD**  
47,808 VPD

**BALL ARENA**  
3.6M Annual Visits

**AURARIA CAMPUS**  
±47,000 Students & Staff

**UNION  
STATION**  
10M Annual Visits

**LARIMER  
SQUARE**  
1M Annual  
Visits

**COORS FIELD**  
2.8M Annual Visits

0.5 Miles

**PRISM**



**COLFAX AVE**  
41,070 VPD

**COLORADO  
CONVENTION  
CENTER**  
1.4M Annual Visits

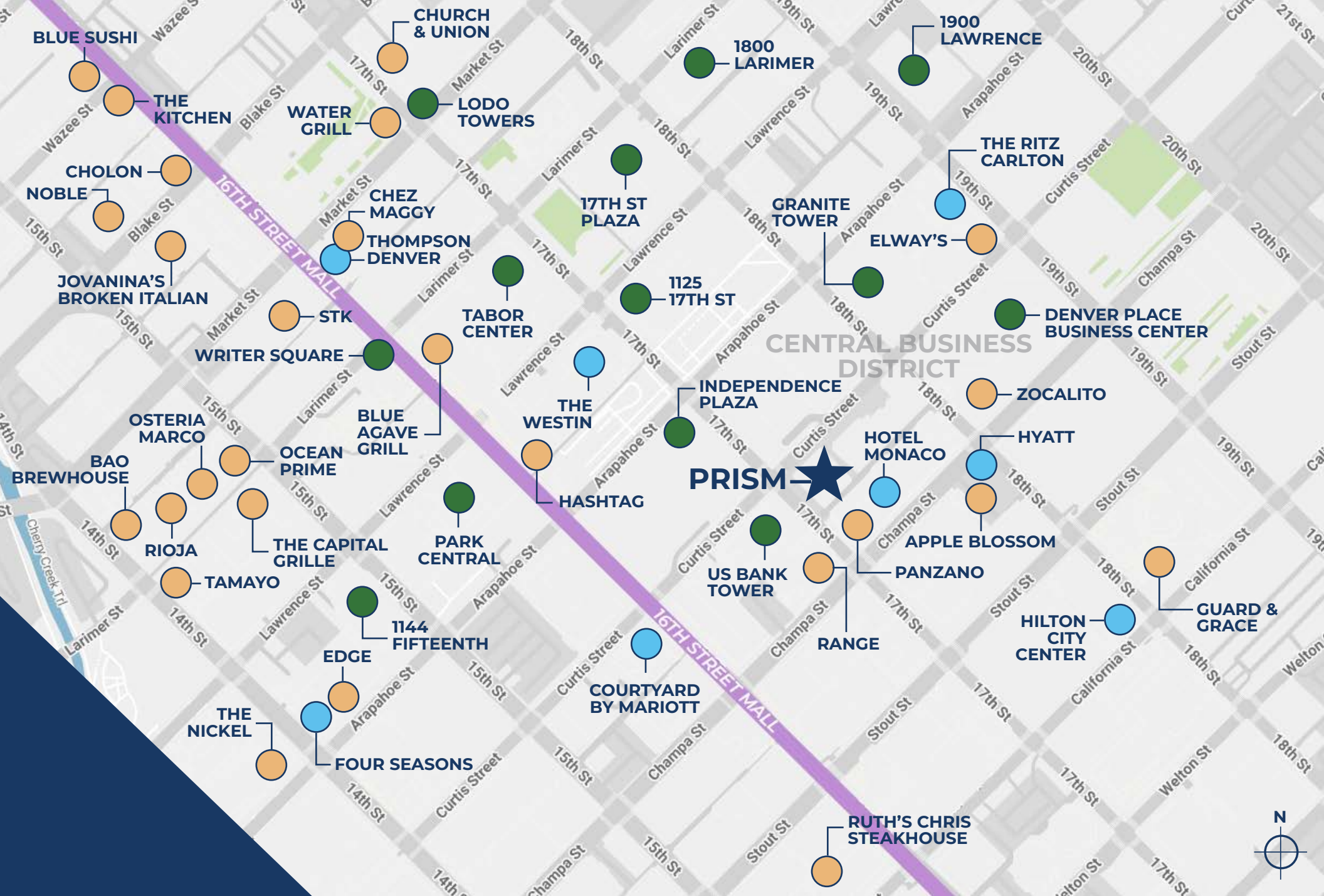
**DENVER ART  
MUSEUM**  
800k Annual Visits

**THE MISSION BALLROOM**  
483K Annual Visits

**16TH  
STREET  
MALL**  
4.7M Annual Visits

DISCOVER  
**DOWNTOWN  
DENVER**

Sources: Placer.ai, MileHighCRE, Visit Denver, Costar



DOWNTOWN  
**AERIAL**

Source: Costar

**26,549**  
Multi-Family Units

**12,056**  
Hotel Rooms

**39M SF**  
Office Space

# THE MILE HIGH **ADVANTAGE**

From bustling airports and booming tourism to a vibrant, food-loving local community, Denver is hungry for more. The Mile High City combines opportunity, culture, and spending power making it a prime spot for restaurant success.

## DEMAND DRIVERS

- **Record airport throughput:** Denver International Airport handled 82.36M passengers in 2024 (all-time high, +5.8% YoY) — a steady pipeline of diners through a major U.S. hub. (Denver International Airport)
- **Tourism holding at historic peaks:** 37.1M visitors in 2024, generating \$10.3B in visitor spending that directly benefits restaurants; tourism supports ±73,500 metro jobs. (Denver Gov)

## SPENDING POWER & TARGETABLE DEMOGRAPHICS

- **Young, educated, and high-earning customer base:** City median age of 35.4 with 57.9% holding a bachelor's degree or higher, supported by a strong presence of high-paying careers in the tech sector and oil & gas industry — a demographic profile correlated with higher “food-away-from-home” spend. (Census Reporter)
- **Income to support dining out:** Denver city median household income: \$142,881 (Esri)

## CULINARY MOMENTUM

- **MICHELIN recognition draws destination diners:** In 2025, Denver's The Wolf's Tailor earned Colorado's first-ever two-star rating; several other Denver restaurants hold stars/Bib awards — strong national visibility for the scene. (MICHELIN Guide)

## DEMOGRAPHICS

Denver, CO

<b>762,261</b> POPULATION	<b>900,185</b> DAYTIME POPULATION
<b>338,523</b> HOUSEHOLDS	<b>\$142,881</b> AVG. HH INCOME

Prism	1 Mile	3 Miles	5 Miles
<b>Population</b>	53,871	250,969	502,532
<b>Daytime Population</b>	153,219	385,355	658,489
<b>Average Household Income</b>	\$132,162	\$145,795	\$144,258
<b>Households</b>	32,275	133,225	238,725

Source: Esri | Year: 2025



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