



FOR RETAIL LEASE

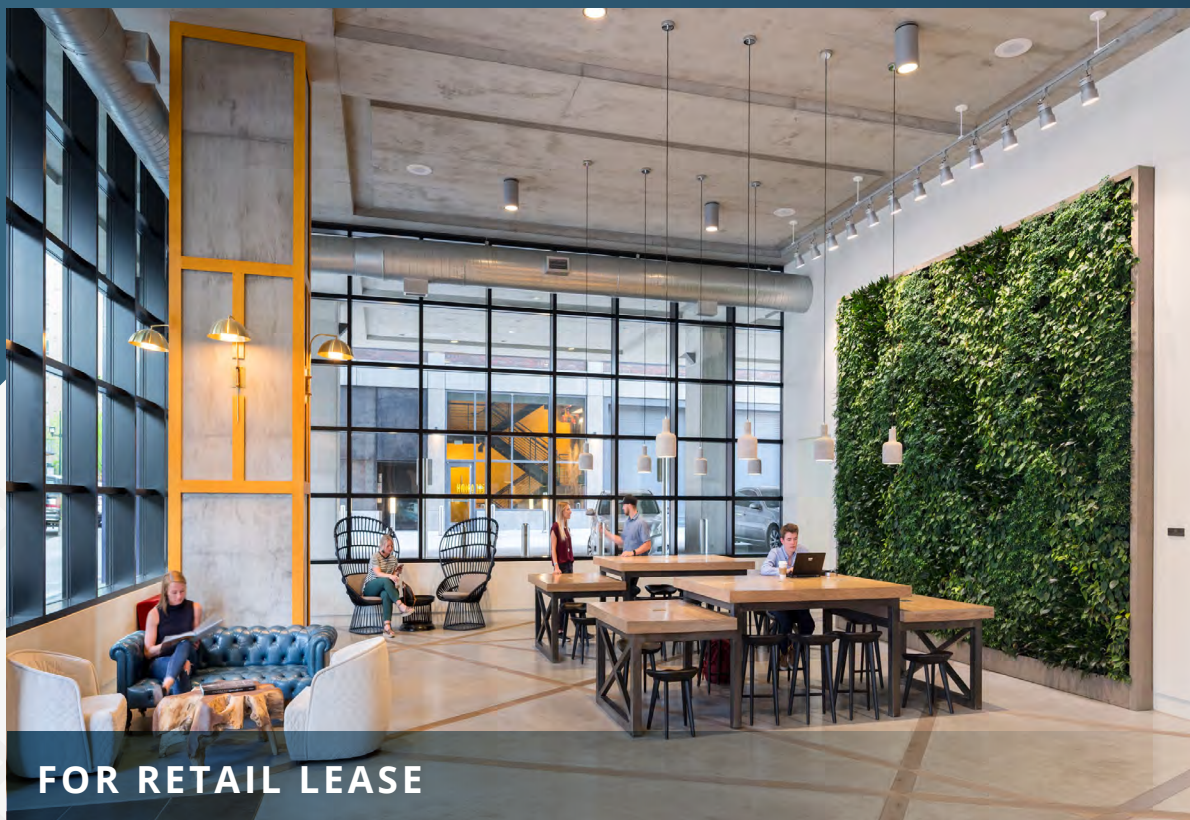
Jasper Towers

1709 Chestnut Pl | Denver, CO



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AVAILABLE

R1: 2,468 SF, Restaurant Ready

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

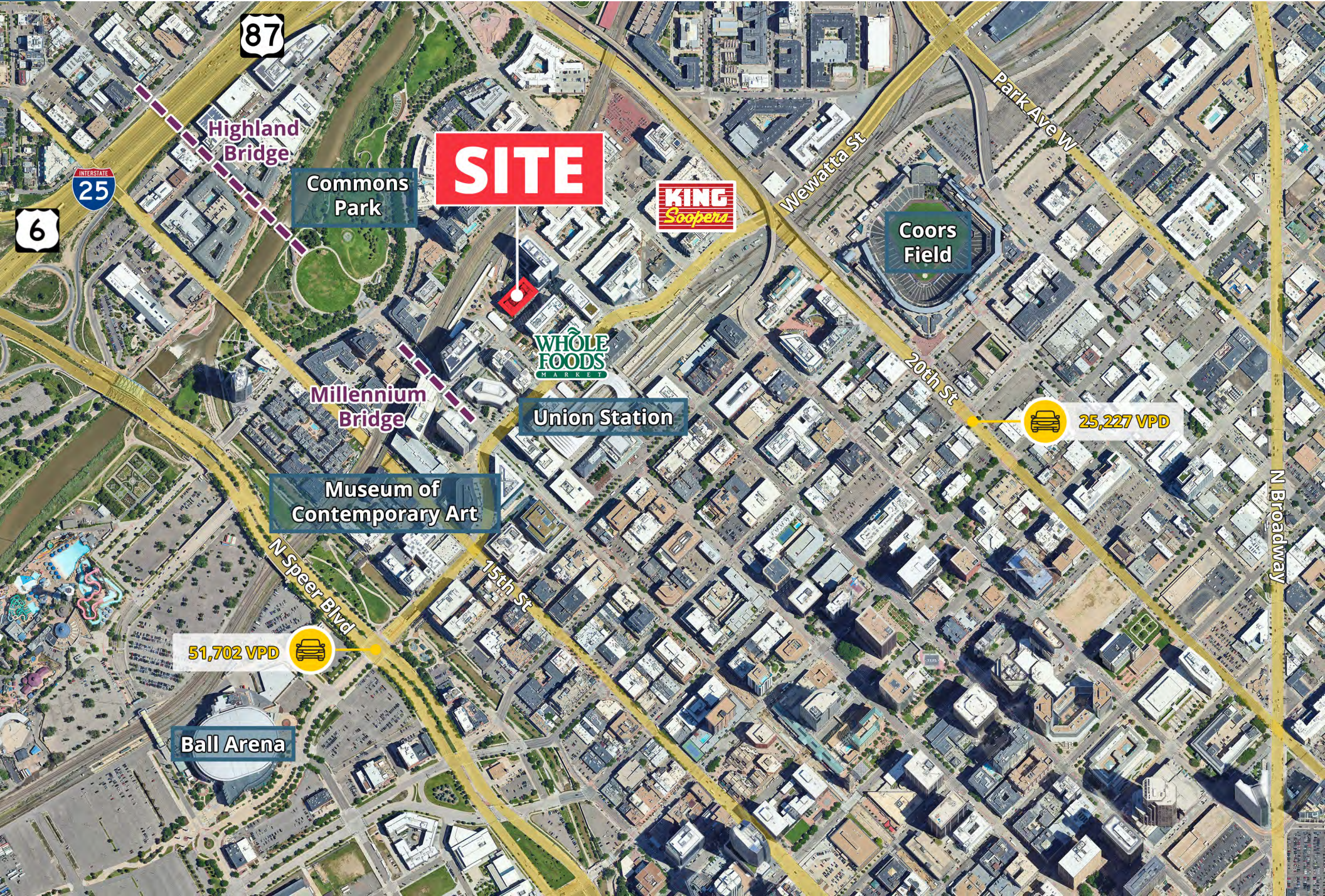
- **R1:** "Restaurant Ready" – black iron exhaust and grease trap are provisioned for. The space is a 2nd generation coffee build-out.

CONTACT

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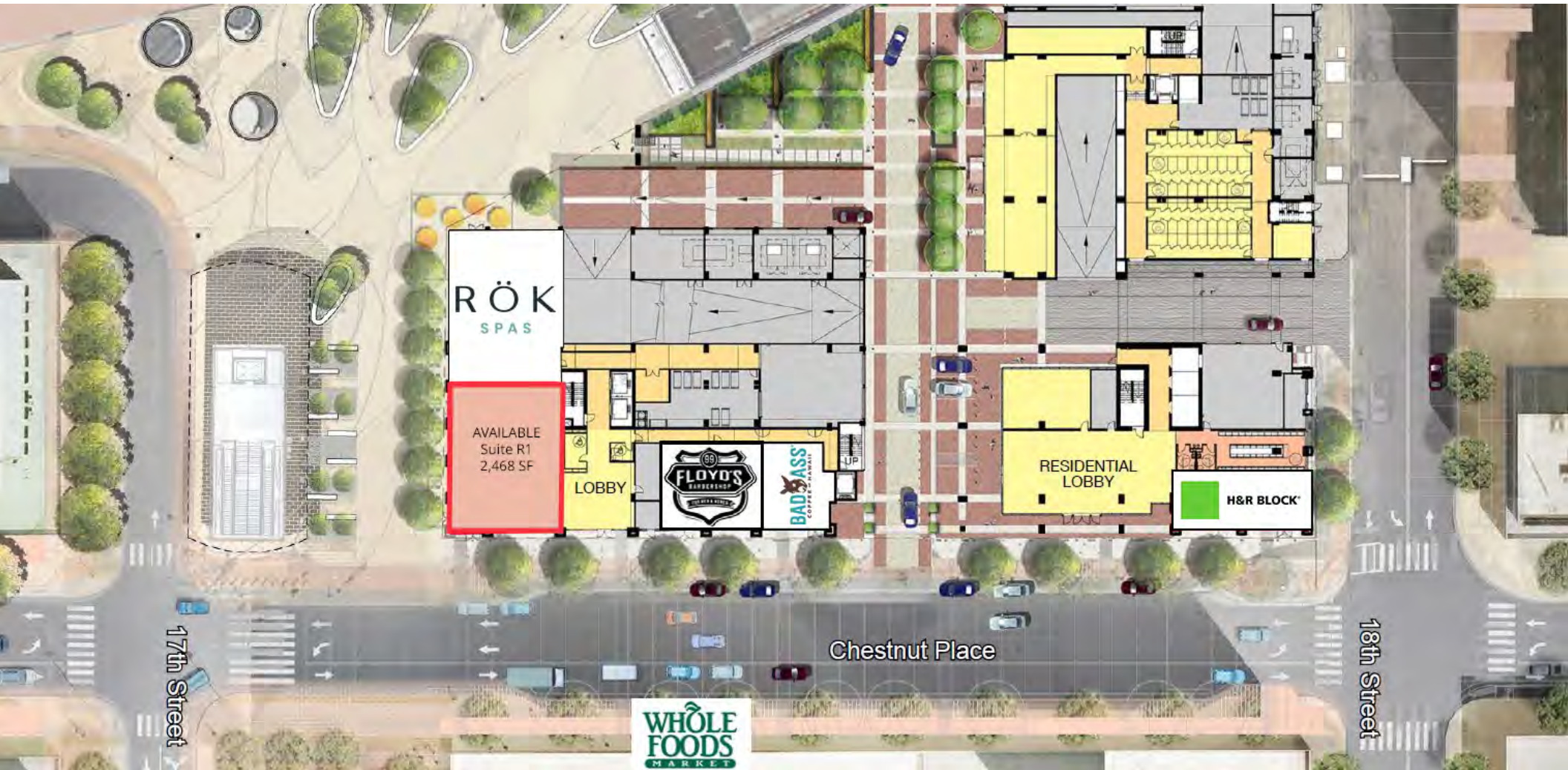
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DEMOGRAPHIC HIGHLIGHTS

Population

	1 Mile	3 Miles	5 Miles
2025 Estimated Population	38,407	231,009	467,411
2030 Projected Population	40,742	245,869	489,061
Projected Annual Growth 2025 to 2030	1.19%	1.25%	0.91%

Daytime Population

2025 Daytime Population	95,691	364,753	624,214
Workers	84,597	277,433	429,748
Residents	11,094	87,310	194,466

Income

2025 Est. Average Household Income	\$150,024	\$118,176	\$120,570
2025 Est. Median Household Income	\$106,988	\$81,484	\$80,310

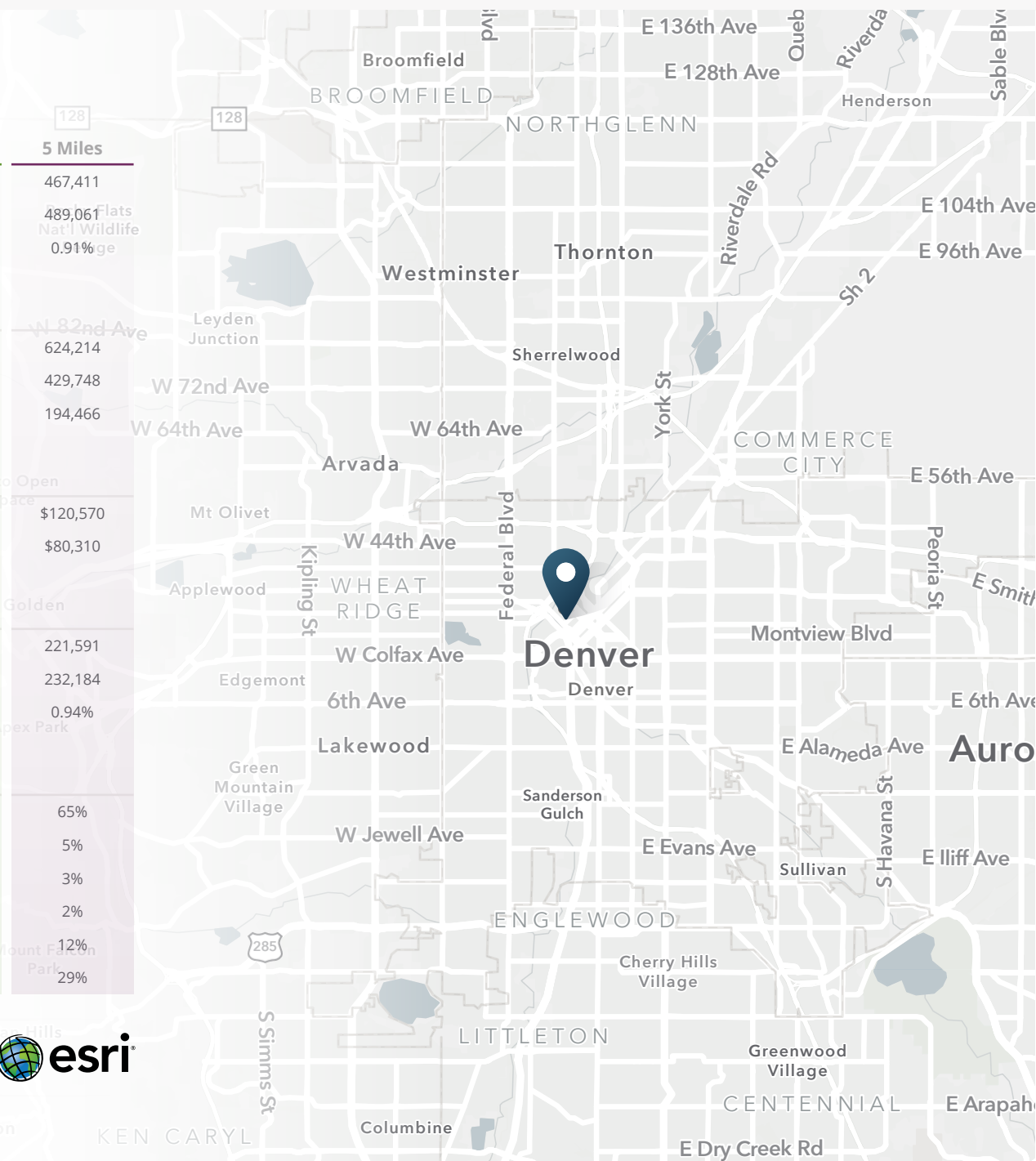
Households & Growth

2025 Estimated Households	23,064	121,763	221,591
2028 Projected Households	24,546	129,357	232,184
Projected Annual Growth 2025 to 2028	1.25%	1.22%	0.94%

Race & Ethnicity

2025 Est. White	77%	69%	65%
2025 Est. Black or African American	4%	6%	5%
2025 Est. Asian or Pacific Islander	4%	3%	3%
2025 Est. American Indian or Native Alaskan	1%	2%	2%
2025 Est. Other Races	4%	9%	12%
2025 Est. Hispanic	13%	23%	29%

SOURCE





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