

FOR LEASE

1500 SF STREET LEVEL RETAIL SPACE - CBD

1531 STOUT ST

Denver, CO 80202

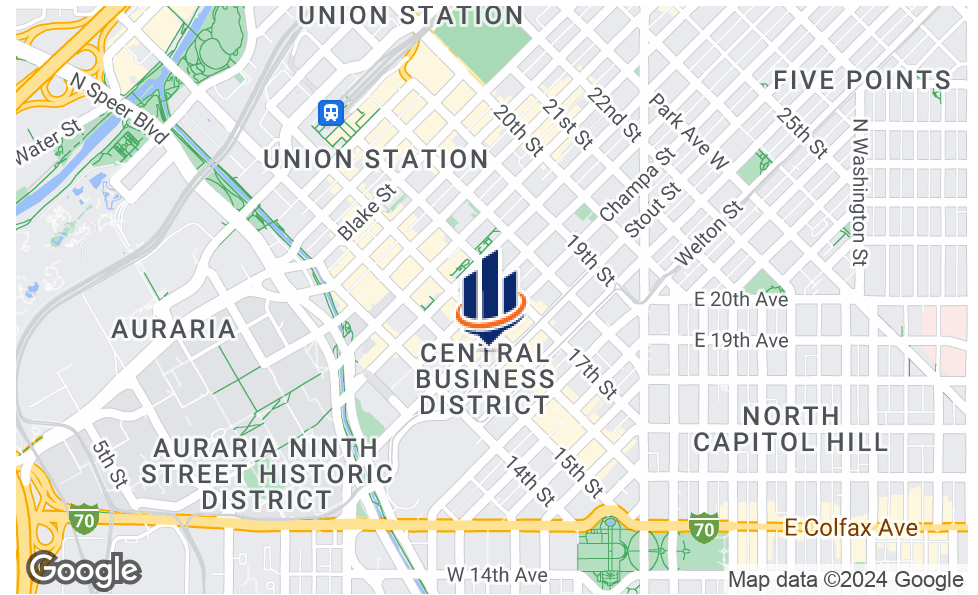
PRESENTED BY:

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OFFERING SUMMARY

LEASE RATE:	\$23.00 SF/yr
NNN:	\$11.40 SF/yr
AVAILABLE SF:	1500 SF
DATE AVAILABLE:	May 2023

PROPERTY OVERVIEW

SVN is proud to offer 1500 SF of street level retail located just a half block from the famous 16th Street Mall and Stout Street Light Rail Station. This a great location and size for a local retail business or national brand. With numerous office buildings and multi-family apartment complexes in the vicinity, this tenant will have plenty of potential customers close by.

PROPERTY HIGHLIGHTS

- A half block from the famous 16th Street Mall
- A half block from the Stout Street Light Rail Station
- Ground Level Frontage access as well as Apartment complex access
- No grease interceptor/trap.

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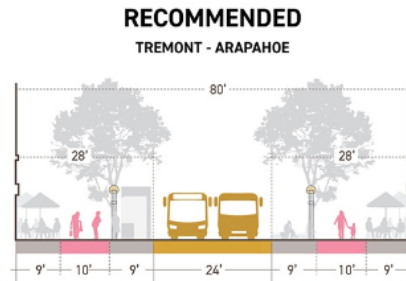
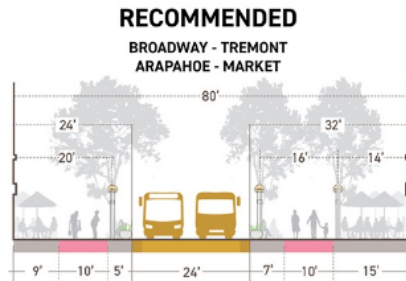
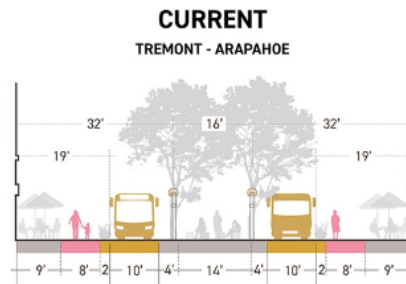
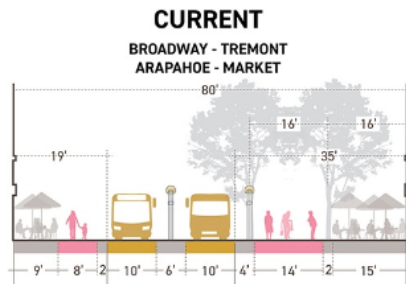
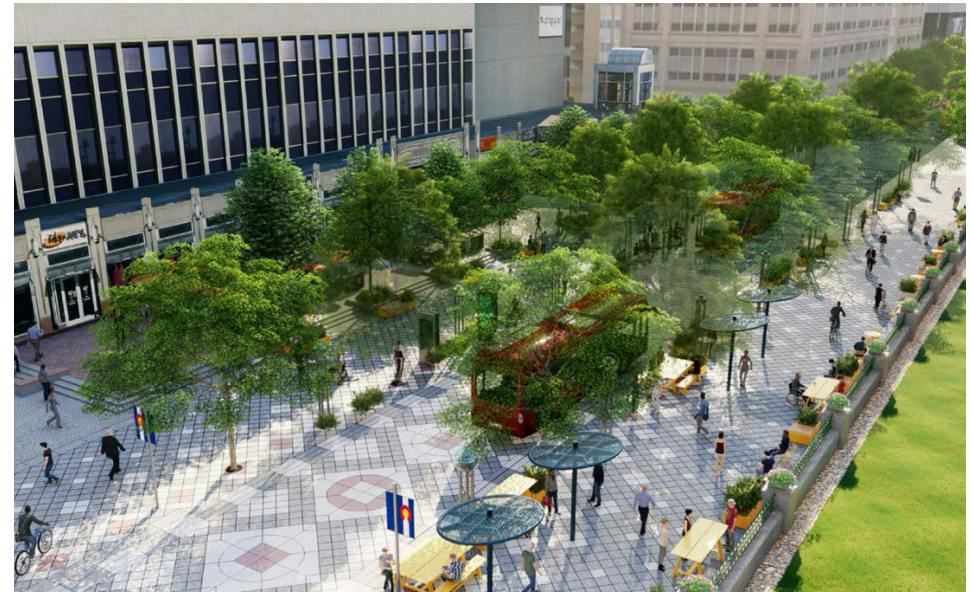


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16TH STREET MALL RECONSTRUCTION PROJECT

- The City and County of Denver and the Regional Transportation District (RTD) reconstruction of the 16th Street Mall would expand sidewalks for walking, café seating and other activities, and move transit lanes to the center or offset-center of each block.
- These updates are designed to enhance the Mall experience for visitors while improving pedestrian safety and mobility on the city's most transit-rich street.
- Construction began 2022
- Construction estimated to be completed by 2024



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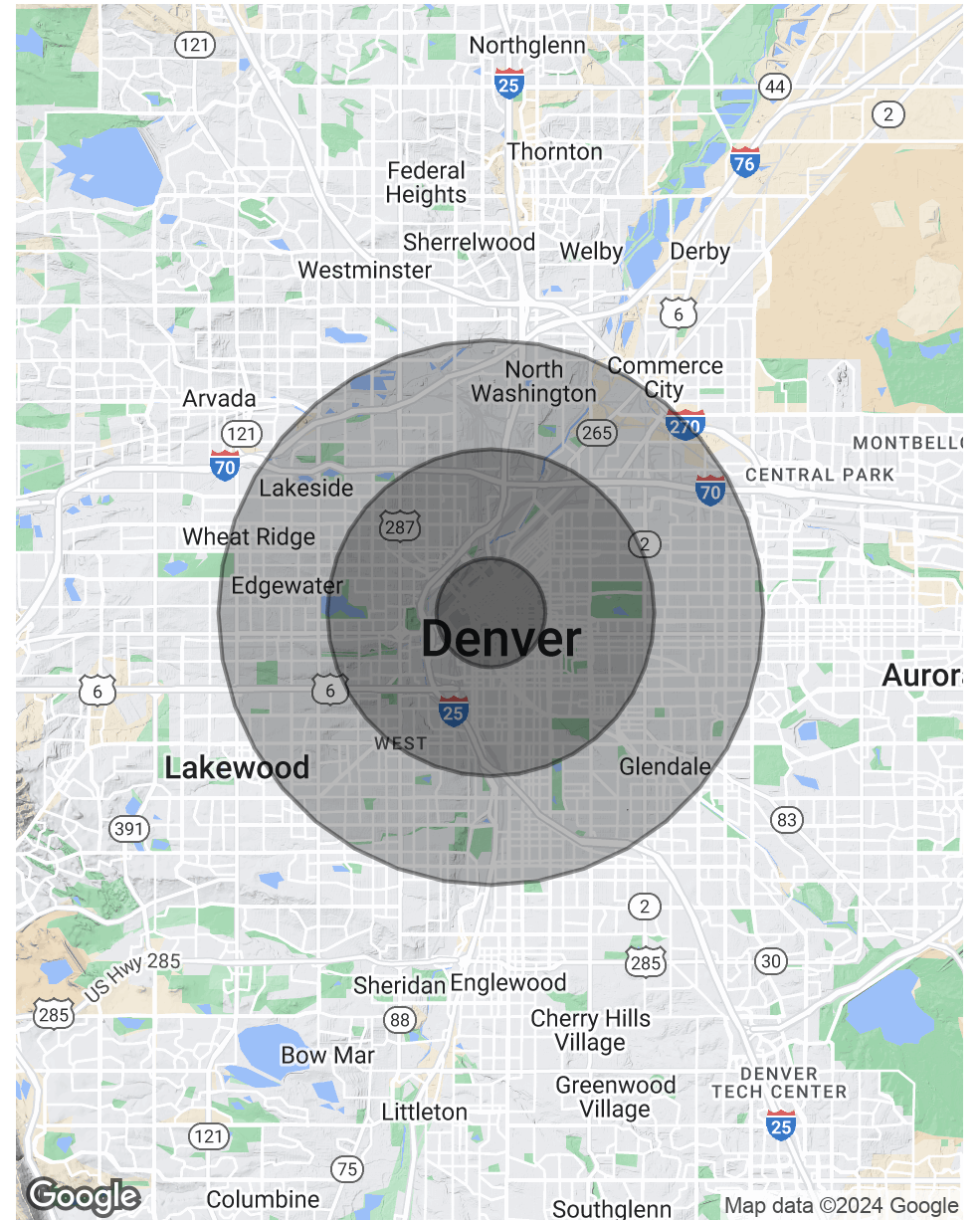
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	19,870	183,709	416,577
AVERAGE AGE	35.5	33.1	33.8
AVERAGE AGE (MALE)	35.9	34.2	33.8
AVERAGE AGE (FEMALE)	35.3	32.5	34.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	13,684	94,761	189,355
# OF PERSONS PER HH	1.5	1.9	2.2
AVERAGE HH INCOME	\$67,017	\$61,625	\$68,232
AVERAGE HOUSE VALUE	\$285,719	\$322,356	\$360,132

* Demographic data derived from 2020 ACS - US Census



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