

UNIQUE RETAIL OPPORTUNITY IN DOWNTOWN DENVER

15TH STREET & LITTLE RAVEN STREET | DENVER, COLORADO



INFORMATION

- New retail space in one of Denver's most affluent residential buildings
- Fantastic visibility to commuters on highly trafficked 15th street
- Multiple valet parking options for customers

- Walking distance to LoDo, LoHi, Union Station, CU-Auraria and next door to The River Mile development (Elitch Gardens)
- Fantastic window lines, high ceilings, and beautiful patio spaces with potential for kiosk along river walk path

TRAFFIC COUNTS

On 15th St NW of Platte St

10,847 cars/day*

On Speer Blvd NW of Elitch Cir

51,702 cars/day

Source: DRCOG 2012; 2016*

Est. Population

Avg Household Inc

Employees

Businesses

DEMOGRAPHICS

.25 MILE	.5 MILE	1 MILE
2,733	7,550	31,193
\$136,955	\$139,033	\$105,780
5,738	16,181	66,564
291	1,267	4,962

Source: Applied Geographic Solutions 2018

SullivanHayes
B R O K E R A G E

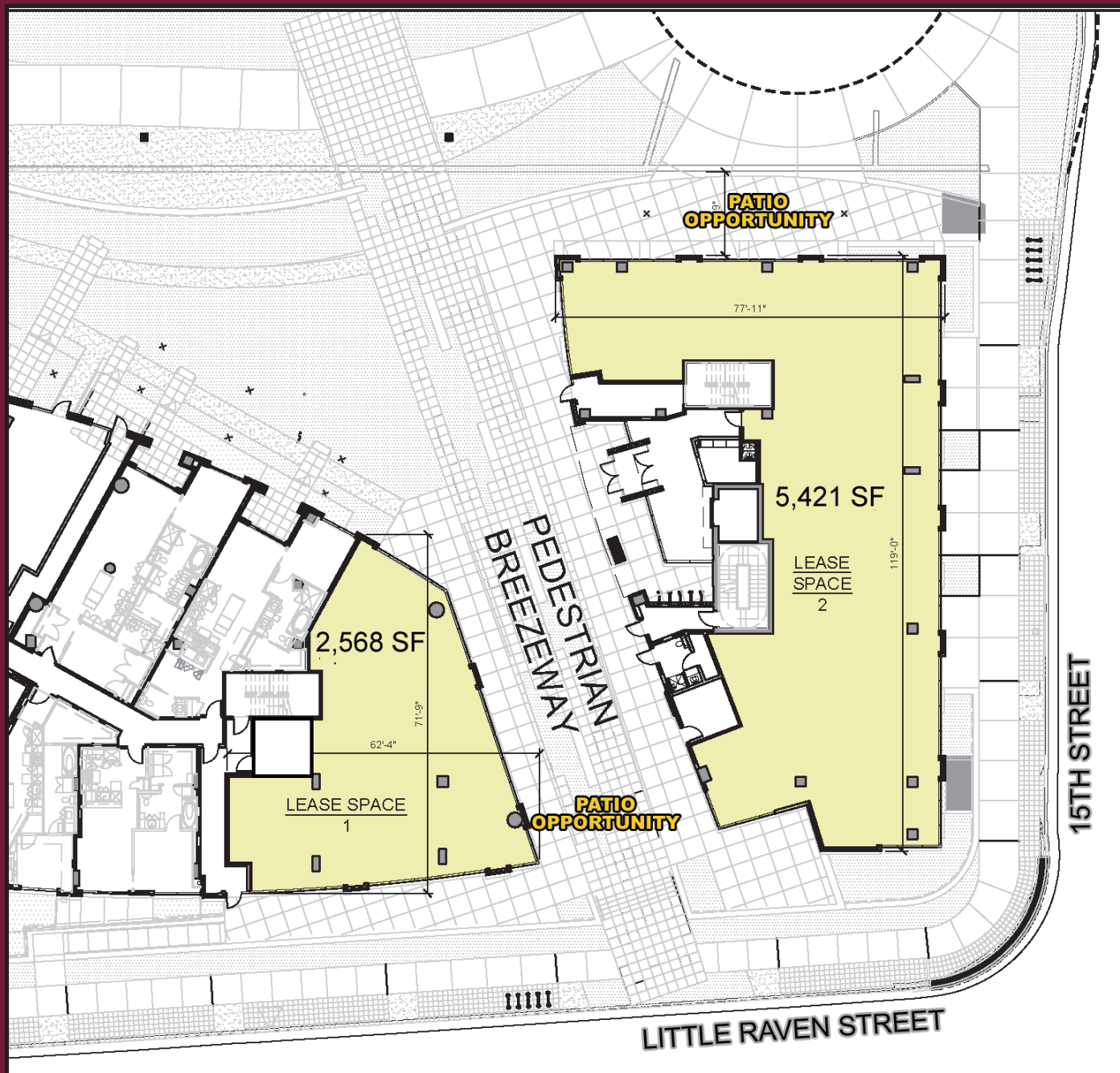
we are
RETAIL

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DISCLOSURE

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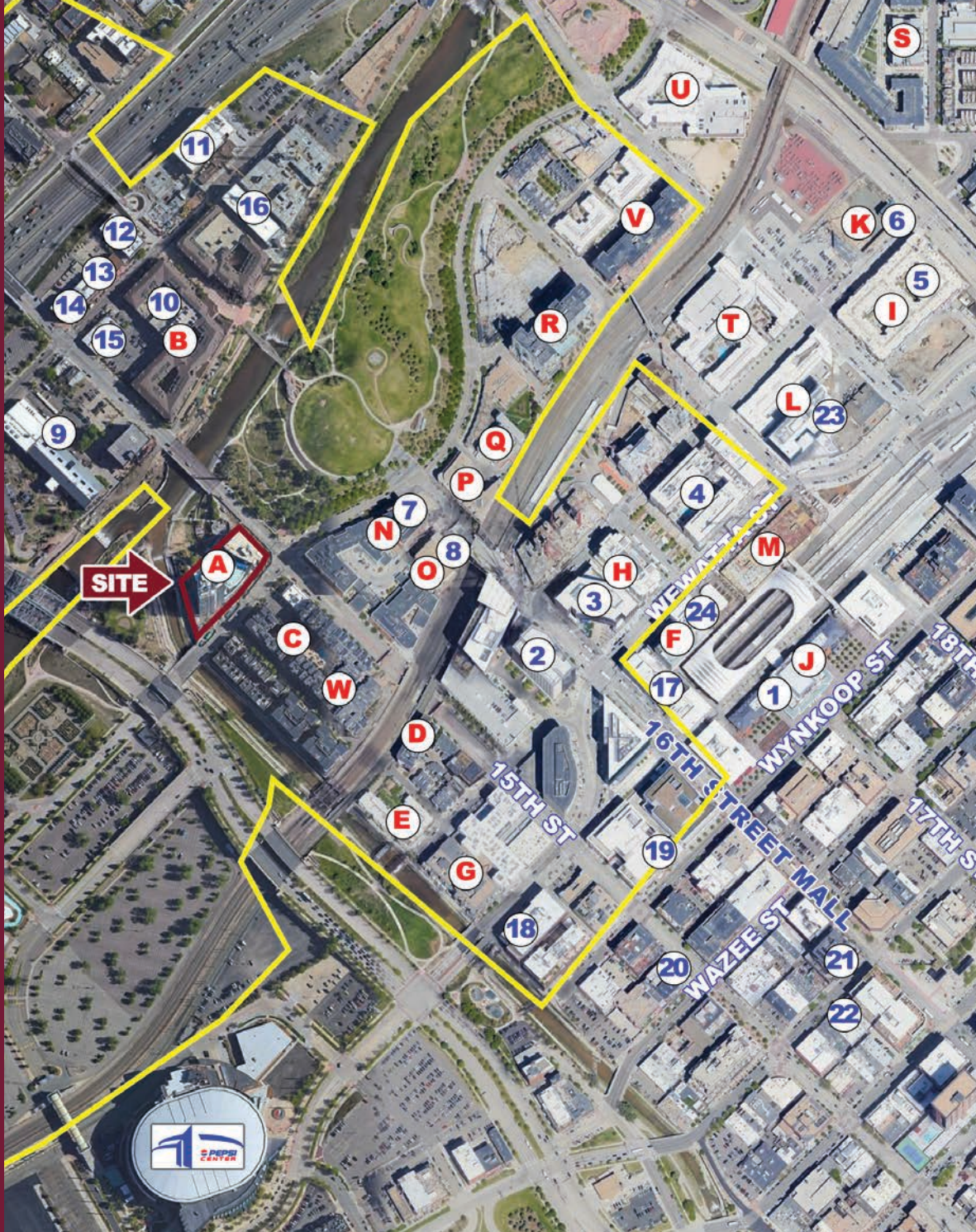




- Great for restaurant, bodega, coffee, fitness, and others
- Unique outdoor space on the river at Confluence Park
- Impressive building community space for special events



YELLOW LINE = 5 MINUTE WALK TIME



Housing

- A. Confluence - 287 units
- B. Common Park Apartments
- C. Riverfront Condos - 80 units
- D. Monarch Mills - 69 units
- E. Delgany Lofts - 42 units
- F. Platform @ Union Station- 300 units
- G. Waterside Lofts - 164 units
- H. Cadence Apartments - 220 units
- I. ALARA Apartments - 314 units
- J. The Crawford Hotel - 112 rooms
- K. The Manhattan Lofts - 134 units
- L. Hotel Indigo - 180 rooms
- M. Coloradan - 334 units
- N. Park Tower - 61 units
- O. Promenade - 68 units
- P. Park Place Lofts - 70 units
- Q. 1 Riverfront Lofts - 70 units
- R. Glasshouse - 389 units
- S. Ajax Lofts - 49 units
- T. City House Apartments - 389 units
- U. Riverfront Park - 242 units
- V. The Manhattan Tower - 400 units
- W. The Station Apartments - 273 units

Retail

- 1. Thirsty Lion
Zoe Ma Ma
Ultreia
Snooze
Mercantile Dining
Stoic & Genuine
Kitchen Next Door
- 2. Starbucks
Potbelly
Honor Society

- 3. Public School 303
Wewatta Point Seafood
Zoes Kitchen
ink! coffee
- 4. Whole Foods
Allegro Coffee
Birdcall
- 5. King Soopers
Kriser's Pet
The Pig & The Sprout
Starbucks
- 6. Whiskey Tango Foxtrot
- 7. ink! coffee
Menya Ramen & Poke
Little Raven Vinyards
- 8. Chuey Fu's Baja Cantina
- 9. REI
Starbucks
My Brother's Bar
Just Be Kitchen
- 10. Denver Poke Co.
- 11. Denver Beer
- 12. Colt & Gray
Carbon Cafe & Bar
- 13. Kindness Yoga
Superfood Bar
- 14. Proto's Pizza
- 15. Sushi Sasa
- 16. Brider
- 17. Tavernatta
Citizen Rail
- 18. Coohills
- 19. Chow Morso
- 20. Morin
- 21. Cholon Modern Asian Bistro
- 22. Freshcraft
- 23. Hearth & Dram
- 24. Tupelo Honey Cafe



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