

# 17<sup>TH</sup> & ARAPAHOE

1001 17th Street, Denver, CO 80202

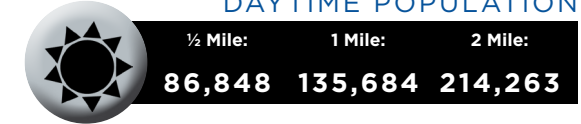


## DEMOGRAPHICS

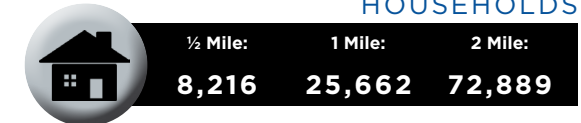
### POPULATION



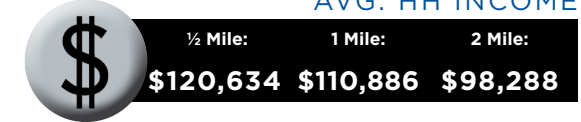
### DAYTIME POPULATION



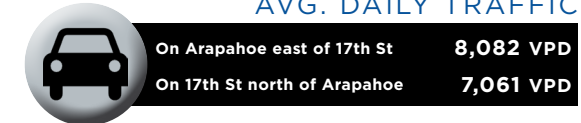
### HOUSEHOLDS



### AVG. HH INCOME



### AVG. DAILY TRAFFIC



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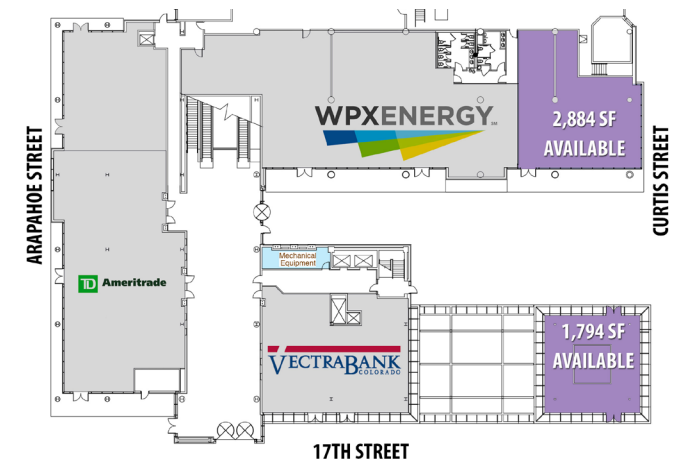
CROSBIE

REALESTATE

GROUP

## PROPERTY OVERVIEW:

- 1,794 SF & 2,884 SF available for lease
- Patio / outdoor seating available
- High profile Downtown Denver location
- Heavy business traffic
- Hard corner location





# 17TH & ARAPAHOE

1001 17th Street, Denver, CO 80202

EMPLOYEES within 1/2 MILE  
86,848

BUSINESSES within 1/2 MILE  
3,199

- Recently Completed
- Under Construction
- Planned / Proposed

PEPSI CENTER

AURARIA PKWY

AURARIA CAMPUS  
38,000+ Students



1701 Platte  
240k SF office  
10k SF retail

Alta City House  
281 New Units

18th & Bassett  
304 New Units

1709 Chestnut  
105 New Units

1975 Chestnut  
105 New Units

17 Wewatta  
250 New Units

WHOLE  
FOODS

KING  
SUGAR  
WELLS  
FARGO

Union Tower West  
180 Hotel Rms  
100k SF office

COORS FIELD

20TH ST

McGregor Square  
655,000 SF  
114 units

NEWHOUS

1946 Market St  
Proposed Redevelopment

18th & Market  
282 Apt's  
8k SF Retail

1900 Lawrence  
30-story office  
700k SF

Greyhound Station  
29-story office  
38-story residential  
750 units

SITE

The Quincy Apts.  
359 new units

Syrup

GUARD  
GRACE

Block 176  
461 units  
2-tower condo

La Loma

Block 162  
30 Story  
Class A Office

Market St Station  
Redevelopment  
\$200m mixed-use  
225 Apt's, 95k SF office  
85k SF retail

1637 Blake  
190 Room Hotel

CHIPOTLE  
noodles

Panera  
BREAD

Geesecake  
Factory

Tokyo  
JES

MODERN  
Bakery

PIZZA  
JOE'S

Walgreens

Sam's  
CLUB

MAD  
greens