

1600 GLENARM PLACE



5,195 SF FOR LEASE

16th St Mall
←500 400→

CBRE

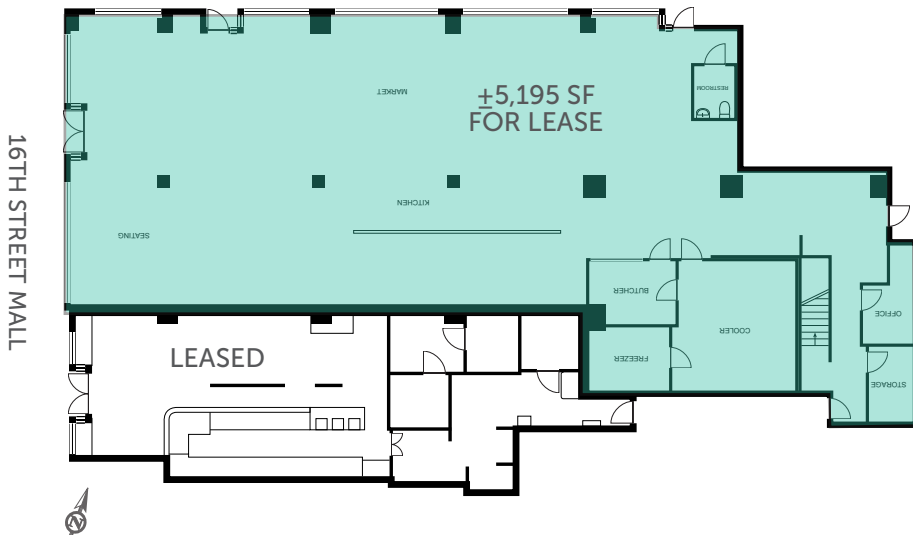
1600 Glenarm Place is located in the heart of Downtown Denver along the 16th Street Mall; a pedestrian only district spanning over 1 mile. Immediately adjacent is Denver's premier shopping destination, Denver Pavilions. This space is easily accessible via car, 16th St. free mall ride shuttles, and RTD public transit bus lines and light rail stations.

This prominent 2nd Generation Restaurant space sits at one of the most highly trafficked pedestrian intersections downtown with an average of 28,376 pedestrians per day.

1600 GLENARM PLACE

FLOOR PLAN INFO

GLENARM PLACE



GROUND FLOOR RETAIL OF A 31 STORY, 333 UNIT LUXURY APARTMENT BUILDING IN THE HEART OF DOWNTOWN

TOTAL OF 5,195 SF AVAILABLE RETAIL FRONTING 16TH STREET MALL

 SUITE A: 5,195 SF

 AVAILABLE IMMEDIATELY

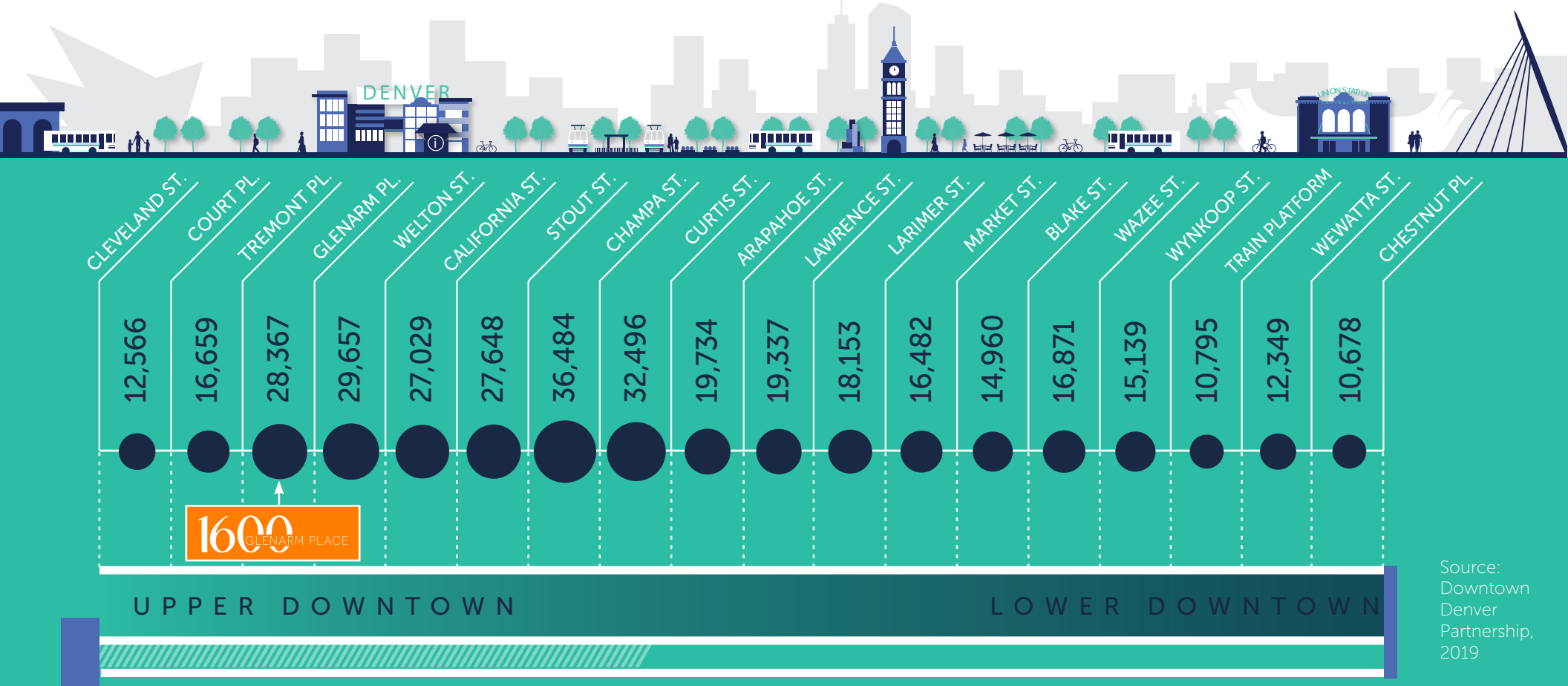
 NNN: \$9.55 SF

 PRICING: PLEASE CONTACT BROKER

THE 16TH STREET MALL

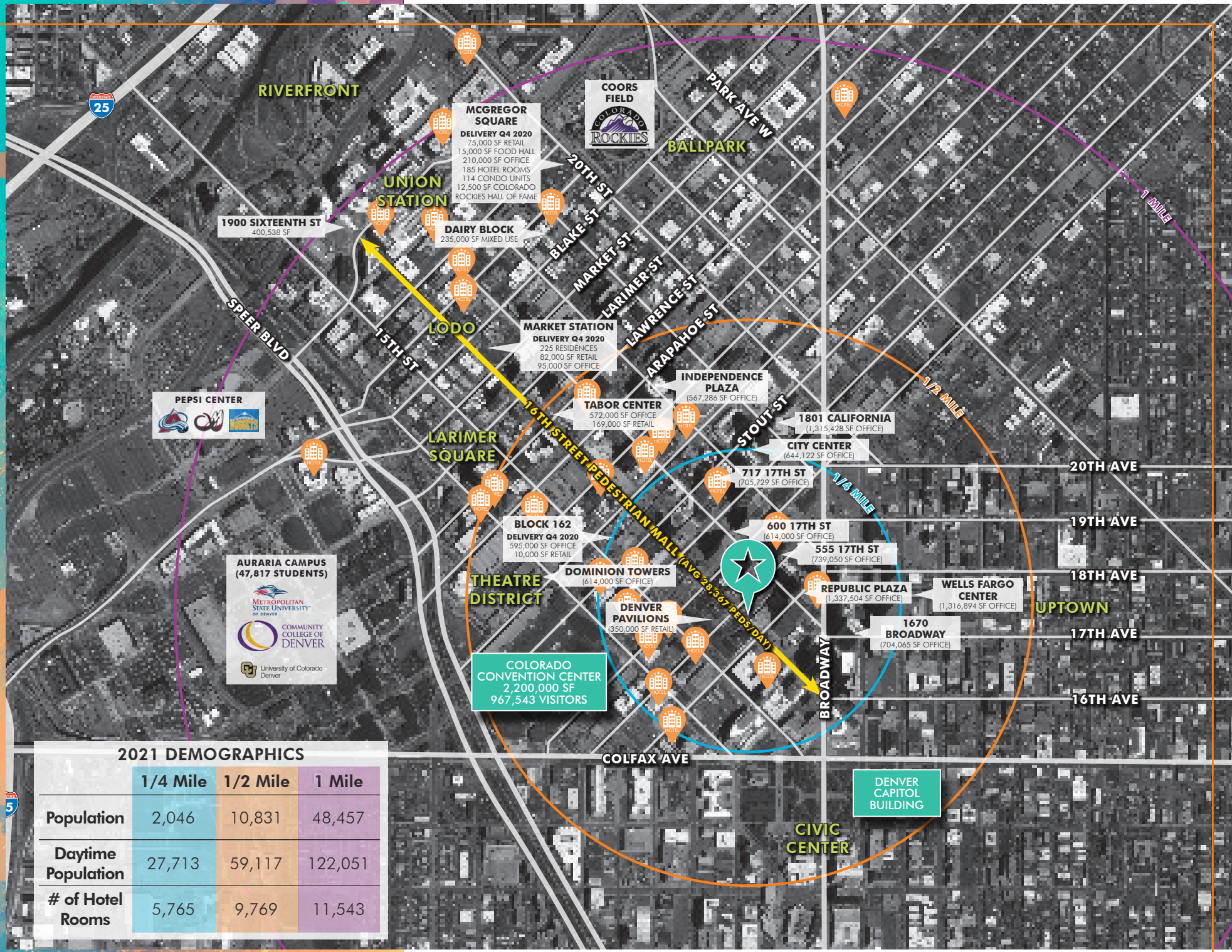
Pedestrian Activity

The 16th Street Mall is an extremely active pedestrian and transit corridor with some of the highest pedestrian counts in the Denver Metro area. The average block on the 16th Street Mall sees over 20,000 pedestrians each day. This ranges from about 10,000 pedestrians on some blocks, to nearly 40,000 pedestrians on the busiest blocks. In addition, the RTD Free MallRide carries on average of 39,000 passengers each weekday and 25,000 each weekend day.



DOWNTOWN DENVER STATS

OFFICE SF	RETAIL SF	# HOTEL ROOMS	# MULTI-FAMILY UNITS	# EMPLOYEES
35.9M SF	4.2M SF	12,000+	14,611	145,007



1900 SIXTEENTH ST
400,538 SF

MCGREGOR SQUARE
DELIVERY Q4 2020
75,000 SF RETAIL
15,000 SF FOOD HALL
210,000 SF OFFICE
185 HOTEL ROOMS
114 CONDO UNITS
12,500 SF COLORADO ROCKIES HALL OF FAME

DAIRY BLOCK
235,000 SF MIXED USE

MARKET STATION
DELIVERY Q4 2020
225 RESIDENCES
82,000 SF RETAIL
95,000 SF OFFICE

INDEPENDENCE PLAZA
(567,286 SF OFFICE)

TABOR CENTER
572,000 SF OFFICE
169,000 SF RETAIL

1801 CALIFORNIA
(1,315,428 SF OFFICE)

LARIMER SQUARE

BLOCK 162
DELIVERY Q4 2020
595,000 SF OFFICE
10,000 SF RETAIL

DOMINION TOWERS
(614,000 SF OFFICE)

600 17TH ST
(614,000 SF OFFICE)

555 17TH ST
(739,050 SF OFFICE)

THEATRE DISTRICT

DENVER PAVILIONS
(950,000 SF RETAIL)

REPUBLIC PLAZA
(1,337,504 SF OFFICE)

WELLS FARGO CENTER
(1,316,894 SF OFFICE)

COLORADO CONVENTION CENTER
2,200,000 SF
967,543 VISITORS

1670 BROADWAY
(704,065 SF OFFICE)

DENVER CAPITOL BUILDING



2021 DEMOGRAPHICS

	1/4 Mile	1/2 Mile	1 Mile
Population	2,046	10,831	48,457
Daytime Population	27,713	59,117	122,051
# of Hotel Rooms	5,765	9,769	11,543

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CBRE



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