

17TH & LARIMER

1675 Larimer Street, Denver, CO 80202



Rich Hobbs

720-287-6865

hobbs@creginc.com

Eli Boymel

720-287-6862

eboymel@creginc.com

**CROSBIE
REAL ESTATE
GROUP**

PROPERTY OVERVIEW:

- 1,088 SF and 1,170 SF available for lease

FEATURES:

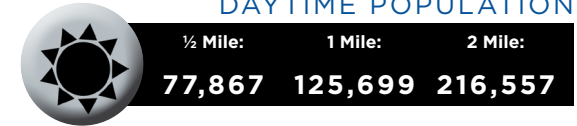
- Ground level retail space available located in a Class "A" office building
- \$8 million building renovation
- Prime LoDo location

DEMOGRAPHICS

POPULATION



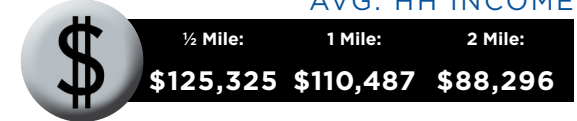
DAYTIME POPULATION



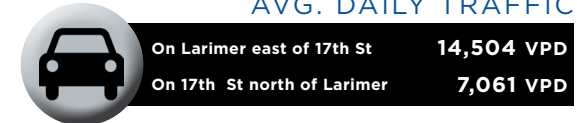
HOUSEHOLDS



AVG. HH INCOME



AVG. DAILY TRAFFIC



You Tube™

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OWNED BY:

**LAIRD
NORTON**
PROPERTIES

MANAGED BY:

UNICO

17TH & LARIMER

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EMPLOYEES within 1/2 MILE
77,867

BUSINESSES within 1/2 MILE
2,692

- Recently Completed
- Under Construction
- Planned / Proposed



1701 Platte
240k SF office
10k SF retail

Alta City House
281 New Units

18th & Bassett
304 New Units

1975 Chestnut
105 New Units

1709 Chestnut
105 New Units

17 Wewatta
250 New Units

KING
Snooze
WELLS FARGO

Union Tower West
180 Hotel Rms
100k SF office

COORS FIELD

Confluence
288 New Units

McGregor Square
655,000 SF
114 units

1946 Market St
Proposed Redevelopment

Starbucks
Portobello

CRAWFORD HOTEL

Snooze
NEXT DOOR
ACME

NYNKOOP

1637 Blake
190 Room Hotel

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

SITE

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

LARIMER ST
STORE
FRONTAGE

noodles

Panera

The Cheesecake Factory

The Quincy Apts.
359 new units

Syrup

GUARD AND GRACE

PEPSI CENTER

AURARIA PKWY

Red Bull

John's
MODERN market

PAZZA

Block 176
461 units
2-tower condo



AURARIA CAMPUS
38,000+ Students

Sam's

Walgreens

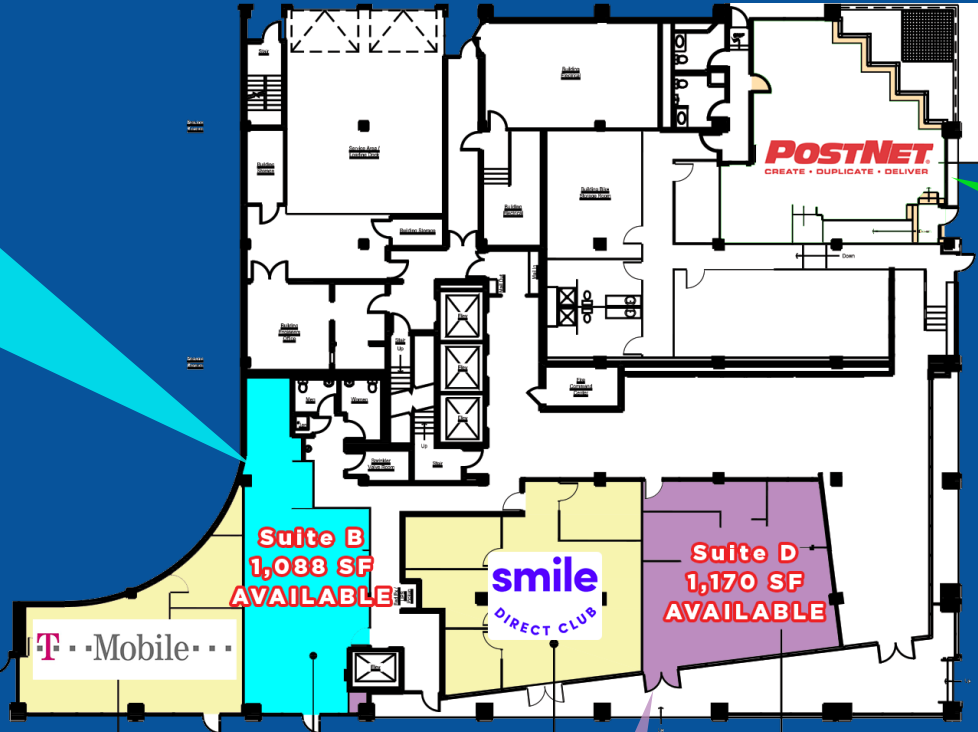
7-Eleven

La Loma

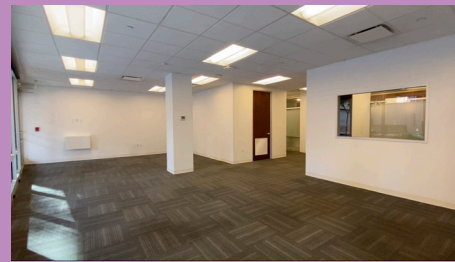
Block 162
30 Story
Class A Office

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Rich Hobbs
720 287 6865
hobbs@creginc.com

Eli Boymel
720 287 6862
eboymel@creginc.com

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