

Downtown Retail Space For Lease

TwentyOne | 01

ON MARKET

2101 MARKET STREET | DENVER, CO 80205

PROPERTY HIGHLIGHTS

Part of a 250-Unit Multifamily Project

81 Rockies Game played annually and attended by 2.9 million spectators

On-site parking spaces for retail as well as street metered parking

Located in the heart of the thriving Ballpark district

Adjacent to the new Broadstone Street Multifamily complex which will have 164 units

SITE INFORMATION

2,617 SF of retail space available

Lease Rate Negotiable

NNN: \$13.21/SF

1 MILE 2 MILES 3 MILES

	1 MILE	2 MILES	3 MILES
POPULATION 	31,706	206,614	441,245
AVERAGE HH INCOME 	\$101,547	\$81,582	\$84,927
DAYTIME POPULATION 	139,501	359,388	623,834
BUSINESSES 	6,381	15,859	28,322

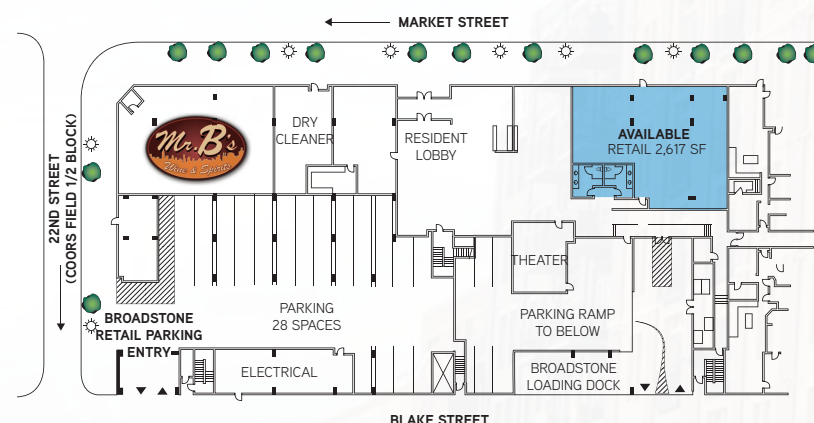
ESRI, 2017 Estimates

TRAFFIC COUNTS



- 26,173 VPD** On 22nd Street North of Blake Street
- 19,940 VPD** On 22nd Street SE of Market Street
- 9,824 VPD** On Market Street West of 22nd Street
- 24,022 VPD** On 22nd Street North of Market Street

MPSI 2016 Estimates

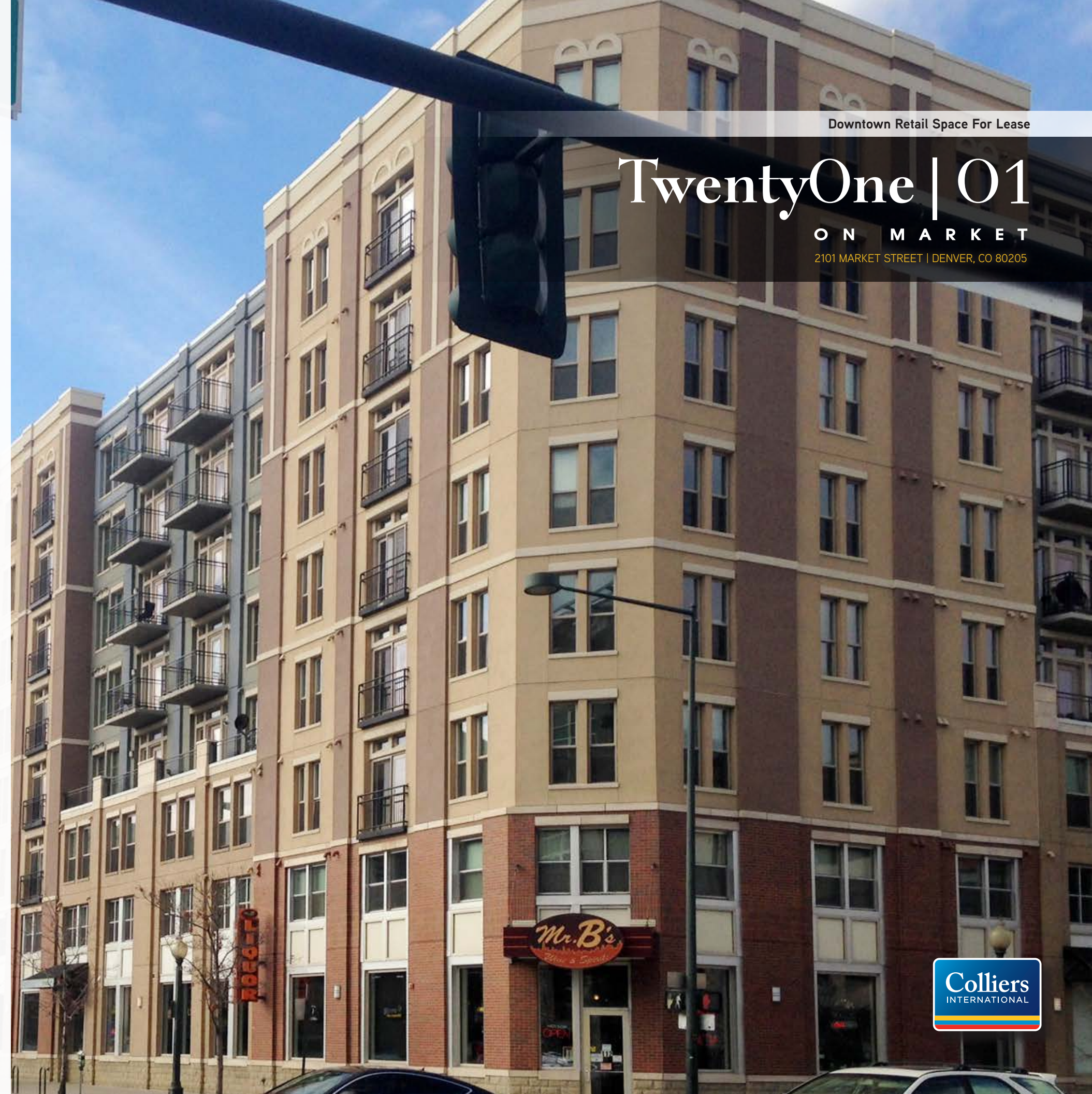


SANDBLOT BREWERY & RIGHT FIELD ENTRANCE



COORS FIELD

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.



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ON MARKET

Be a part of Denver's growing future.

POINT 21
RESIDENTIAL
212 UNITS



CURTIS STREET LOFTS
RESIDENTIAL
12 UNITS



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ON MARKET

BROADSTONE BLAKE
STREET
164 UNITS



DAIRY BLOCK
MIXED-USE
Q2 2018



BLOCK A
MIXED-USE

UNION DENVER
MIXED-USE



TRIANGLE BUILDING
OFFICE
800 EMP

1601 WEWATTA
MIXED-USE
1,200 EMP

UNION TOWER WEST
MIXED-USE
800 EMP



1975 18th STREET
RESIDENTIAL
108 UNITS - Q4 2018

THE CASEY
RESIDENTIAL
187 UNITS



WEWATTA STREET



UNION STATION
REDEVELOPMENT

ELAN UNION STATION
RESIDENTIAL
314 UNITS

ALTA CITY HOUSE
RESIDENTIAL
280 UNITS

16 CHESTNUT
OFFICE
1,400 EMP - Q2 2018

RESIDENCES AT
PROSPECT PARK
296 UNITS



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PARK AVENUE WEST

22nd STREET

BROADWAY

18th STREET

20th STREET

16th STREET