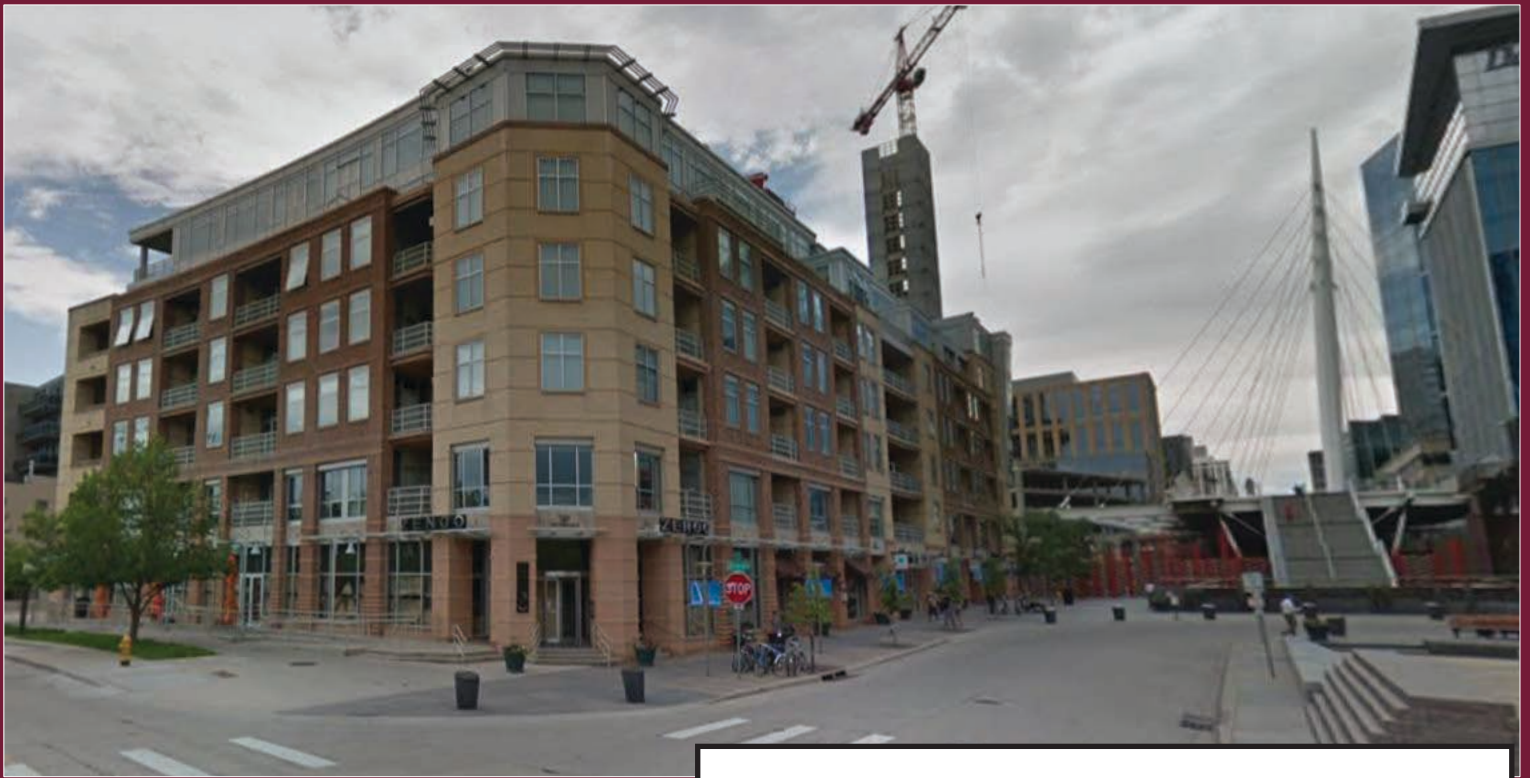


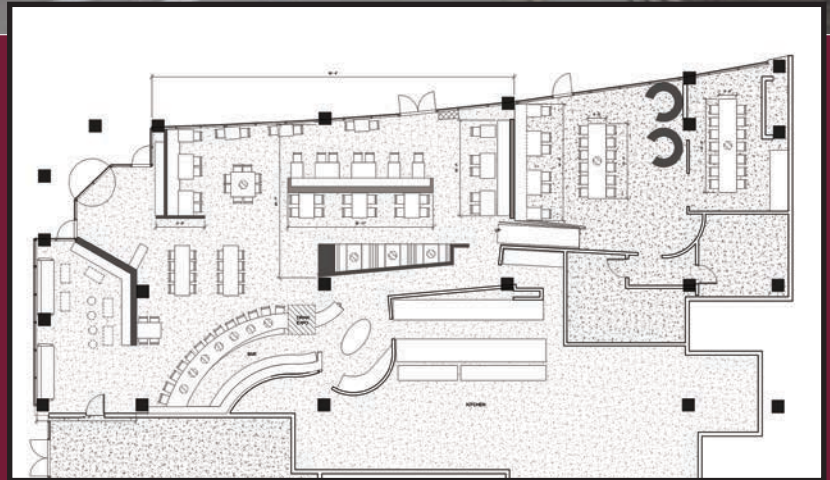
# FORMER RESTAURANT SPACE AVAILABLE FOR LEASE IN RIVERFRONT PARK / UNION STATION

1610 LITTLE RAVEN STREET | DENVER, COLORADO



## INFORMATION

- 6,200 SF former restaurant in Riverfront Park / Union Station trade area
- Fantastic visibility and great foot traffic being at base of Millennium Bridge
- Ability to demise space for smaller users
- Perfect for a number of different users
- Within walking distance to several large daytime employers and tourist hubs



## TRAFFIC COUNTS

On Basset St northeast of Little Raven St	2,930 cars/day
On Little Raven St northeast of Basset St	1,349 cars/day
On Speer Blvd northeast Little Raven St	51,702 cars/day

Source: DRCOG 2012

## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Est. Population	32,182	220,030	456,134
Avg Household Inc	\$102,911	\$78,943	\$83,290
Employees	70,098	233,006	370,132
Businesses	5,021	19,113	33,377

Demographics Source: Applied Geographic Solutions 2017

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# FORMER RESTAURANT SPACE AVAILABLE FOR LEASE

## 1610 LITTLE RAVEN STREET | DENVER, COLORADO

### Union Station Area - New Residential Projects

Map ID	Address/Location	Status	Completion Date	Units	Type
<b>Residential Projects</b>					
1	3500 Rockmont Dr	Built	March 2015	390	Apts
2	The Huron	Built	September 2016	296	Apts
3	The Daisy	Built	November 2015	187	Apts
4	Ascend Union Station	Planned	Unknown	142	Apts
5	Elan at Union Station	Built	October 2015	307	Apts
6	AMU Riverfront	Built	August 2014	242	Apts
7	Parade Apartments	U/C	Unknown	161	Apts
8	Alta City House	Built	April 2015	280	Apts
9	1975-18th St	U/C	February 2017	108	Apts
10	AMU Riverfront Green	U/C	2018	304	Apts
11	1709 Chestnut	U/C	2018	500	Apts
12	Phox (17th)	U/C	2018	640	Apts
13	The Colorado	Built	November 2015	342	Condos
14	Platform at Union Station	Built	November 2015	288	Apts
15	Carbure at Riverfront Park	Built	January 2014	220	Apts
16	Balfour at Riverfront Park	Built	April 2014	205	Apts
17	The Confluence	U/C	April 2017	284	Apts
18	Verve	Planned	June 2014	91	Apts
19	1250 15th Street	Planned	Unknown	40	Apts
20	14 Wykoop	Planned	Unknown	25	Apts
21	16th Street Station	Planned	December 2014	225	Apts
22	16th	Built	Late 2013	164	Apts
23	Rosestone Bike Street	Built	February 2014	310	Apts
24	The Balcony	Built	April 2015	169	Apts
25	Winkoop	Built	November 2015	321	Apts
26	The Crossing at Denver Market	Built	November 2015	362	Apts
27	Modern River North	U/C	Late 2017		Apts
<b>Total New Residential Units</b>				<b>6,313</b>	

### Union Station Area - New Commercial Projects

Map ID	Address/Location	Status	Completion Date	Sq Ft	Type
<b>Commercial Projects</b>					
A	Devita HQ Building 1	Built	Unknown	570,000	Office/Retail
B	Triangle Building	Built	Unknown	2,300,000	Office/Retail
C	Genes Corp HQ	Built	Unknown	2,800,000	Office/Retail
D	Kentco Resource	Built	Unknown	1,800,000	Office
E	Kentco Warehouse	U/C	July 2017	200,000	Warehouse
F	1601 Wynkoop	Built	November 2015	300,000	Office
G	Devita HQ Building 2	U/C	April 2018	153,467	Office/Retail
<b>Total New Square Feet</b>				<b>1,739,467</b>	



MAP PROVIDED BY GOOGLE EARTH