



2,756-5,610 SF

**SECOND GENERATION RESTAURANT SPACE FOR LEASE
ON 16TH STREET MALL**





16M RETAIL | 1550 MARKET ST.

DENVER, CO 80202

TOTAL AVAILABLE: 2,756–5,610 SF AVAILABLE

LEASE RATE: CONTACT BROKER FOR PRICING

NNN: \$20.19/SF

HIGHLIGHTS:

- **Second generation restaurant space on the hard corner of 16th Street and Market**
- **Located at the gateway to Downtown Denver**
- **High profile location — direct visibility and access to the 16th Street Pedestrian Mall**
- **Some of the highest traffic counts in Downtown Denver — over 21K CDT at the intersection of 16th and Market**



16M
RETAIL

ROCKIES
COORS FIELD
2.5 million
attendees

CRAWFORD
Snooze
STOCK & GENUINE
UNION
STATION
Tattered Cover
Book Store

FORGED
DAIRY
BLOCK
Milk
Market

MCGREGOR
SQUARE
TOM'S
Carmine's
RAILY
HOTEL

THULE
MARKET
STATION
WATER GRILL
TEA PEOPLE
CHASE
AETHER

KING
Snooze

WHOLE
FOODS

DENVER CENTER
FOR
PERFORMING ARTS
703K
attendees

COLORADO
GOVERNMENT CENTER
547K
attendees

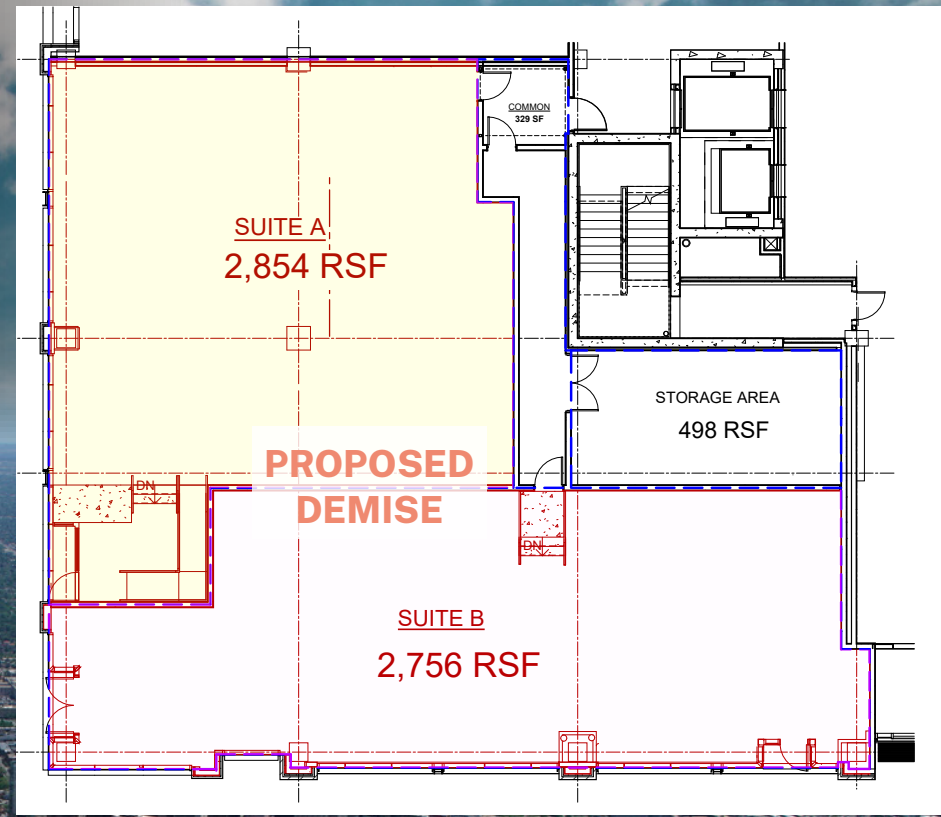
AURARIA
HIGHER EDUCATION
CENTER
38,000
enrolled

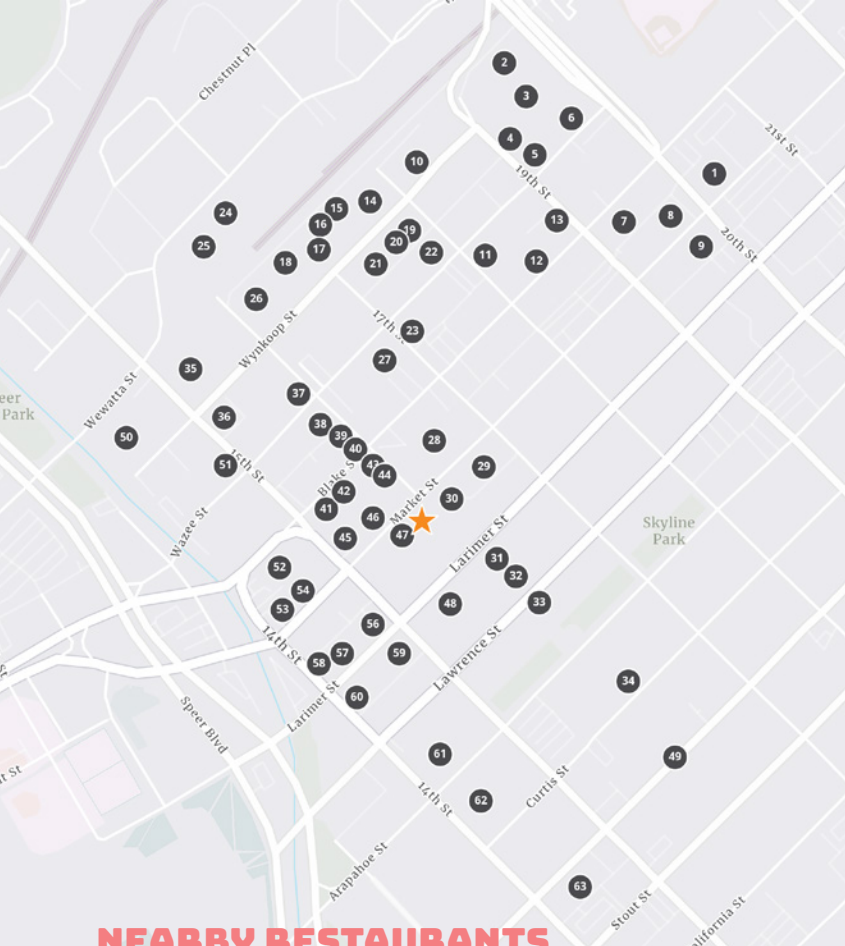
Ball
Arena
1.5 million
attendees

Parking lot
redevelopment
4-5M SF retail, office
and residential

THE
RIVER
MILE
6.65M SF office
5.85M SF residential
520K SF retail

DIRECT ROUTE FROM
25





TRAFFIC COUNTS

Market St. @ 16th St.:

21,235 VPD

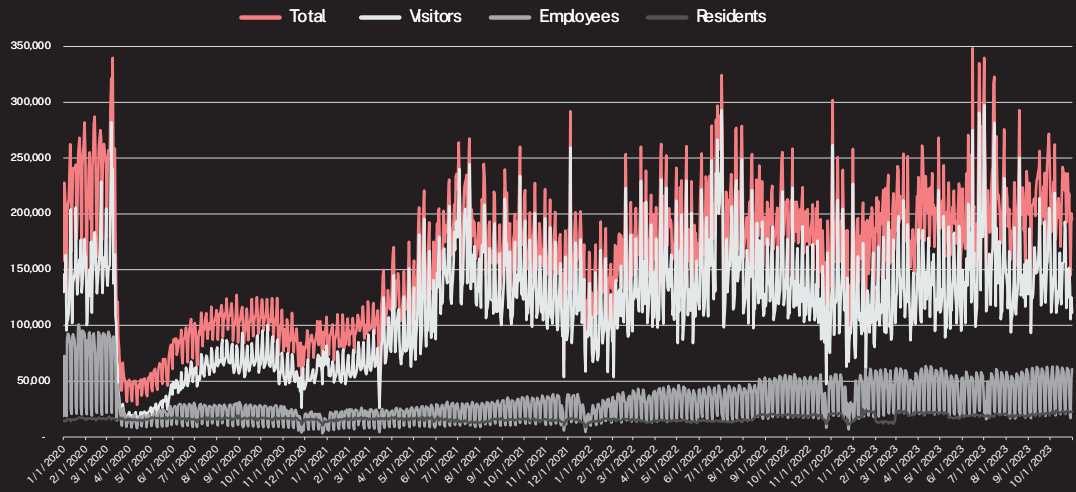
17th St. @ Market St. :

17,076 VPD

MPSI 2022 Estimates

PEDESTRIAN TRAFFIC

Downtown Activity Increasing



Source: Placer.ai/ DDP Geography: Downtown Denver

*Visits = at least 7 minutes, only 1 visit per day per individual is counted

NEARBY RESTAURANTS

- | | | |
|------------------------------------|---------------------------------|--------------------------------|
| 1. Viewhouse Ballpark | 22. Rio Grande | 43. Chipotle |
| 2. Chophouse | 23. Jax Fish House & Oyster Bar | 44. CAVA |
| 3. The Original | 24. Tupelo Honey | 45. P.F. Changs |
| 4. Tom's Watch Bar | 25. Tavernetta | 46. Qdoba Mexican Eats |
| 5. Milepost Zero Food Hall | 26. Thirsty Lion Gastropub | 47. STK Steakhouse |
| 6. Carmine's at McGregor Square | 27. Avelina | 48. Red Square Bistro |
| 7. Tap Fourteen | 28. Water Grill | 49. Modern Market |
| 8. El Patio | 29. Oskar Blues Grill & Brew | 50. Coohill's |
| 9. Dirk's Bentley's Whiskey Row | 30. Chez Maggy | 51. A5 Steakhouse |
| 10. Rodizio Grill | 31. Cheesecake Factory | 52. Society Sports & Spirits |
| 11. Denver Milk Market | 32. Blue Agave Grill | 53. Rhein Haus |
| 12. Foraged | 33. Mellow Mushroom | 54. Nola Jane Restaurant & Bar |
| 13. Seven Grand | 34. Rock Bottom Brewery | 55. Ocean Prime |
| 14. Hopdoddy Burger Bar | 35. Fogo De Chao | 56. Osteria Marco |
| 15. Mercantile Dining & Provisions | 36. Upstairs Circus | 57. Rioja |
| 16. Snooze | 37. Illegal Pete's | 58. Bao Brewhouse |
| 17. Terminal Bar | 38. The Kitchen | 59. Capital Grill |
| 18. Stoic & Genuine | 39. Bistro LeRoux | 60. Tamayo |
| 19. Wynkoop Brewery | 40. Cholon | 61. Edge Restaurant and Bar |
| 20. Machete | 41. Hapa Sushi | 62. The Corner Office |
| 21. Venice | 42. D'Corazon Mexican | 63. Terra Denver |

DEMOGRAPHICS

	0.25 Miles	0.5 Miles	1 Mile
2023 Total Population	2,945	12,541	43,406
2023 Total Daytime Population	30,669	69,127	152,961
Average Household Income	\$153,005	\$169,236	\$140,163

ESRI 2023 Estimates

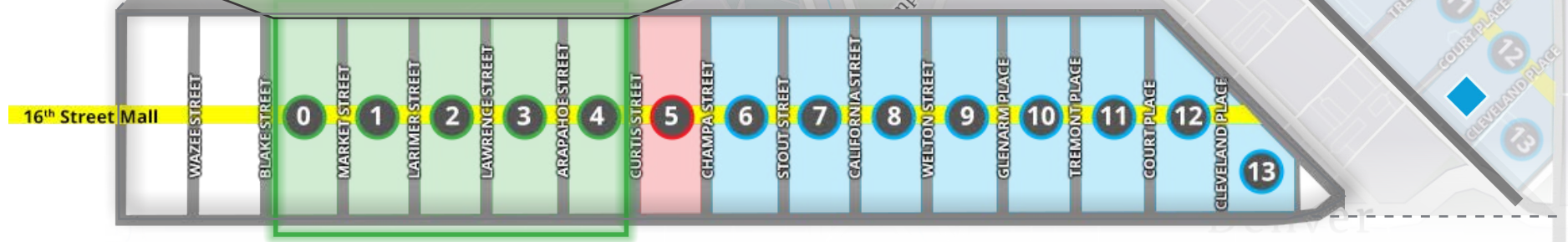
DOWNTOWN DENVER 2023 LEASE ACTIVITY

19 new restaurant/retail openings in 2023 and over 35k SF of office leased in 2023!

- - Restaurants
- ◆ - Retail
- - Office

16TH STREET MALL REDEVELOPMENT TIMELINE

1 BLOCKS 0-4 NOW OPEN!



■ = No Current Activity

■ = Active Construction

■ = Active Pre-Construction Utility Work

■ = NOW OPEN!

16M
RETAIL

16M
MARKET STREET

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