

DOWNTOWN RETAIL SPACE FOR LEASE

TwentyOne | 01

ON MARKET

2101 MARKET STREET | DENVER, CO 80205



SANDLOT BREWERY & RIGHT FIELD ENTRANCE

COORS FIELD



DEMOGRAPHICS

	0.25 Miles	0.50 Miles	1 Mile
Population	3,421	14,982	46,926
Daytime Pop	6,287	40,669	133,784
Avg. HH Income	\$109,821	\$133,410	\$142,410

ESRI 2023 ESTIMATES

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BROKERAGE DISCLOSURE



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Centrally located in the ballpark neighborhood of Downtown Denver, between the Central Business District & RiNo.

SITE INFORMATION

- 2,617 SF of retail space available
- Lease rate negotiable
- NNN: \$8.13/SF

PROPERTY HIGHLIGHTS

- Part of a 250-Unit multifamily Project
- 81 Rockies games 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
- 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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TRAFFIC COUNTS

- 20,941 VPD On 22nd Street North of Blake Street
 - 23,913 VPD On 22nd Street North of Market Street
 - 20,113 VPD On 22nd Street South of Market Street
 - 31,350 VPD On 20th Street North of Blake Street
- MPSI 2022 ESTIMATES