



5,729 SF

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

YOUR SIGN HERE

YOUR
SIGN
HERE



Colliers



1550 MARKET ST.

DENVER, CO 80202

TOTAL AVAILABLE: 5,729 SF AVAILABLE 10/1/24

LEASE RATE: CONTACT BROKER FOR PRICING

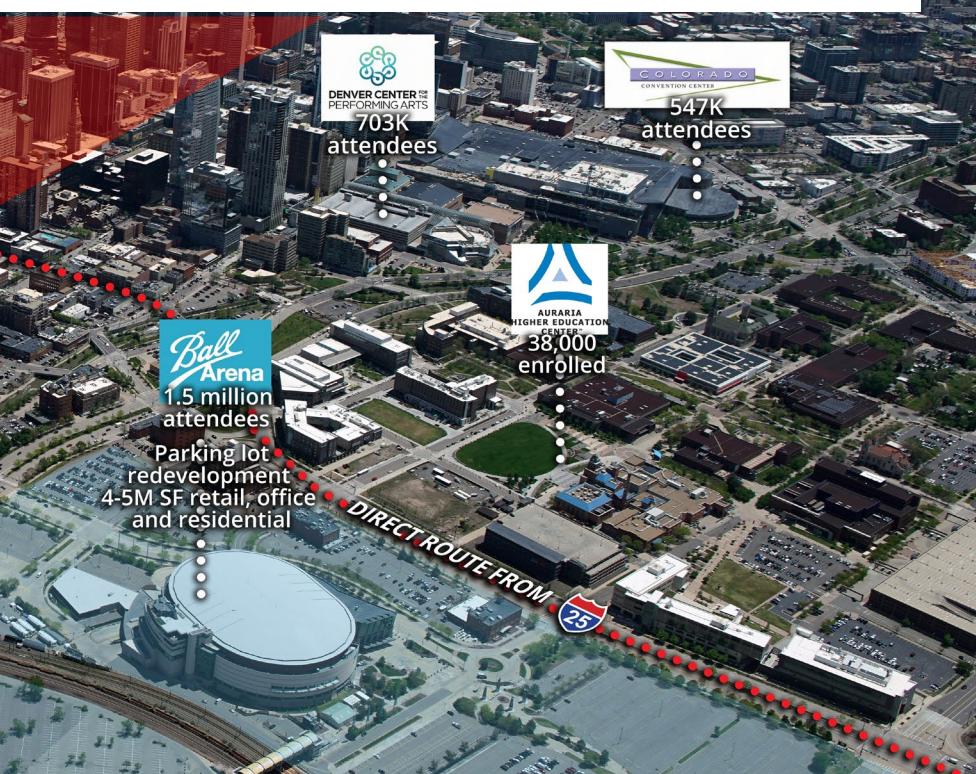
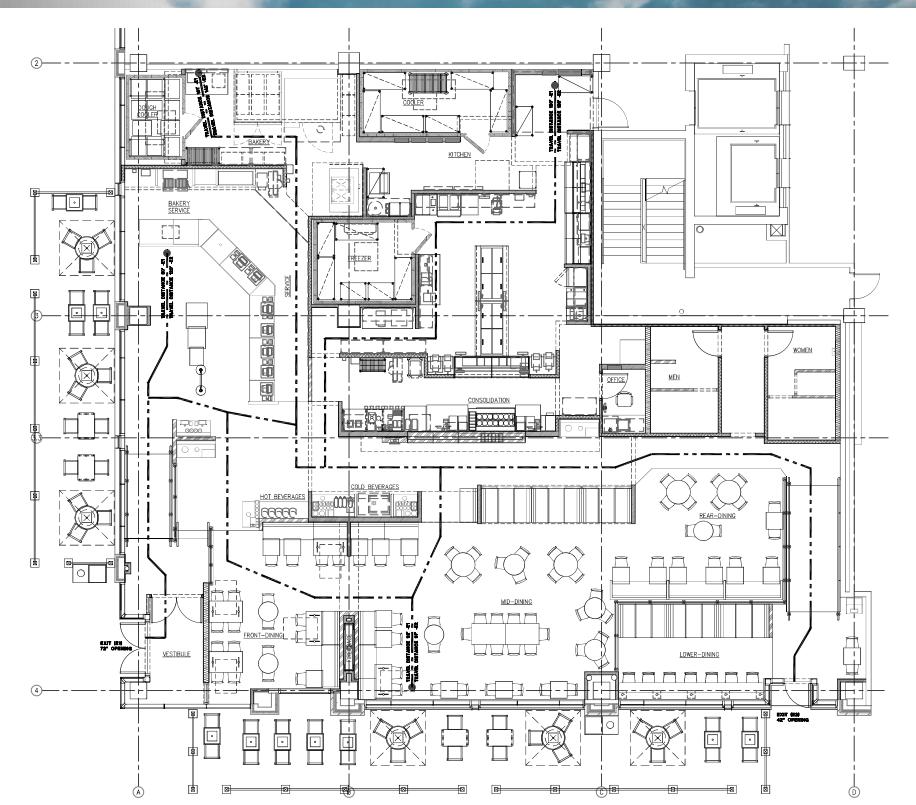
NNN: \$18.94/SF

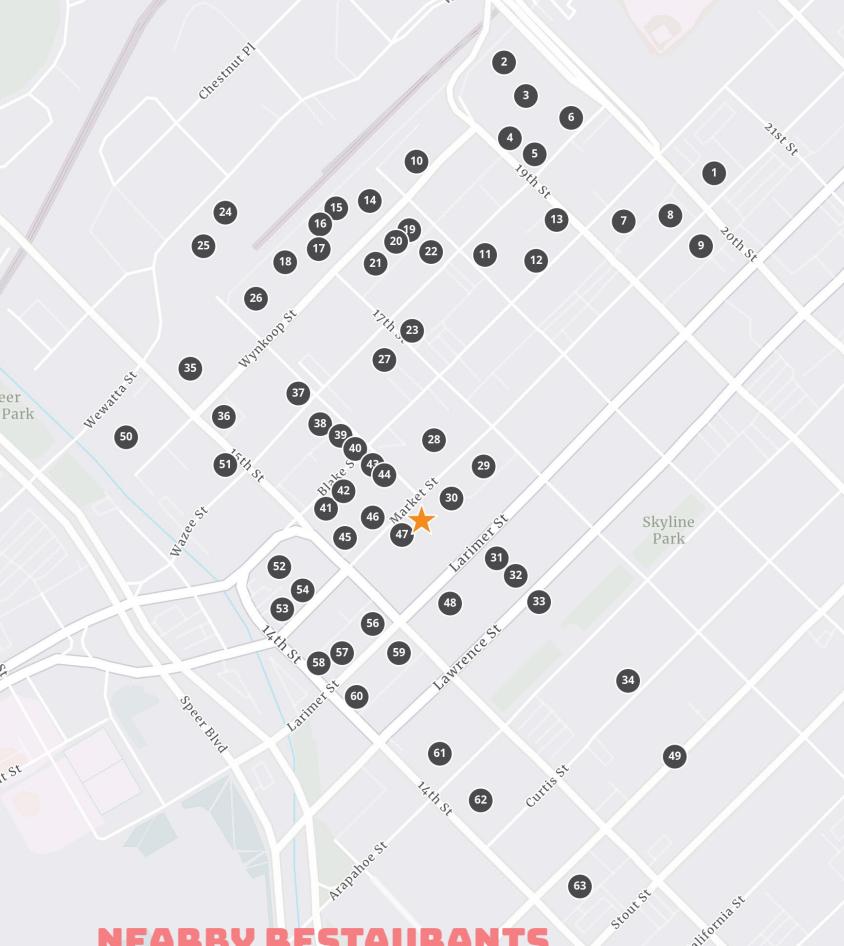
HIGHLIGHTS:

- 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 32k CDT at the intersection of 16th and Market**



MARKET STREET





TRAFFIC COUNTS

Market St. S/O 16th St.:

12,585 VPD

Market St. N/O 16th St.:

21,235 VOD

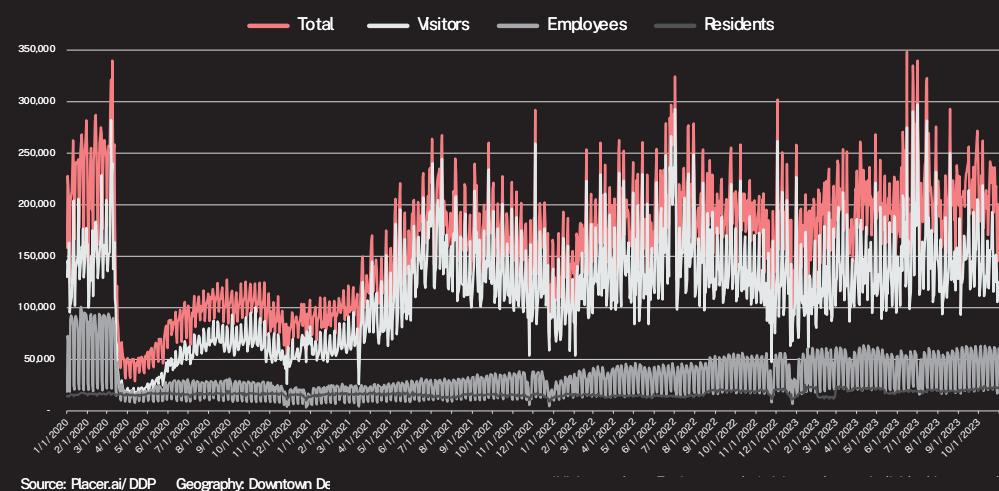
Market St. @ 14th St.:

17,266 VPD

MPSI 2022 Estimates

PEDESTRIAN TRAFFIC

Downtown Activity Increasing



NEARBY RESTAURANTS

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

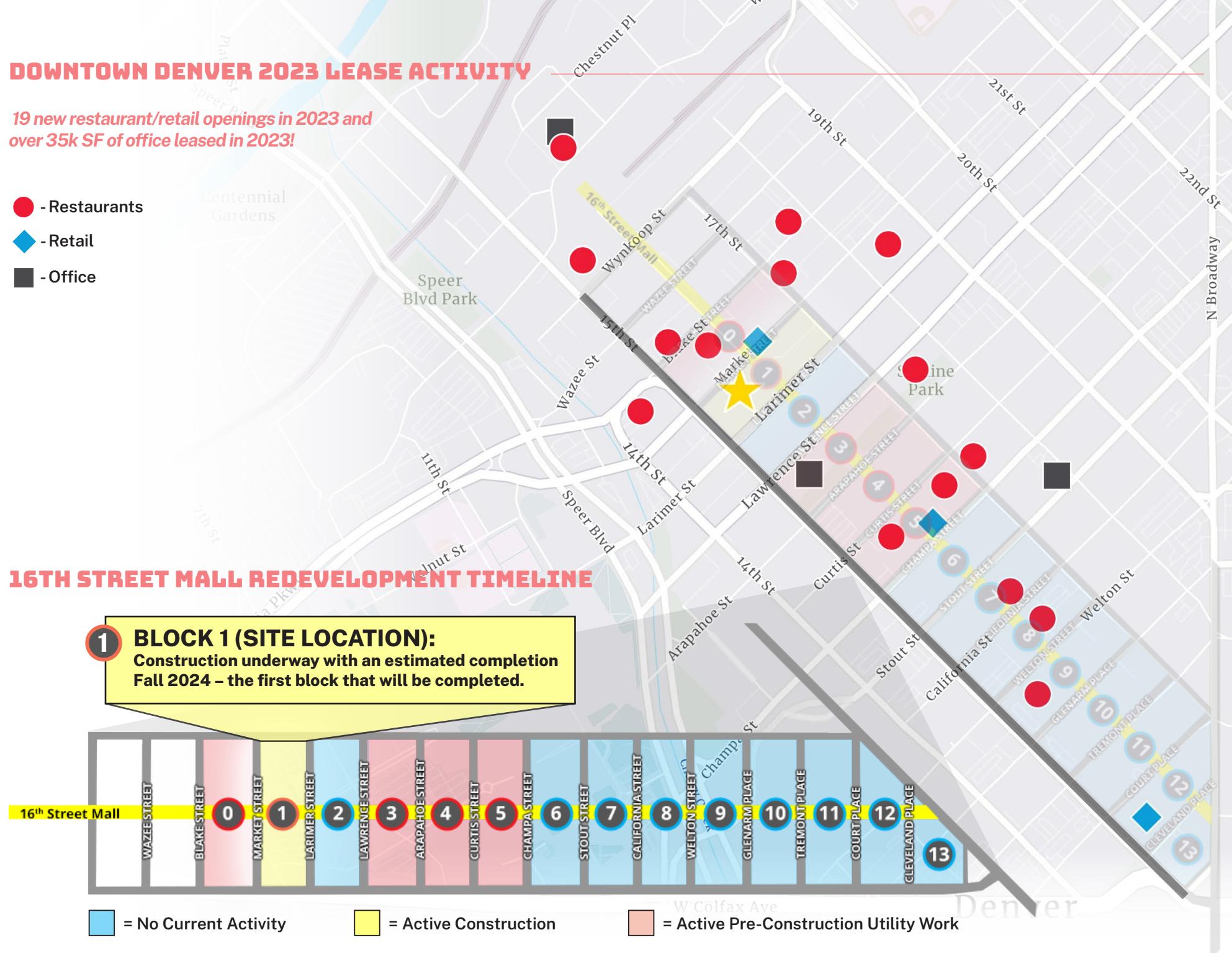
\$140,163

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





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