





PLATTE
STREET
RETAIL PORTFOLIO

WELCOME TO PLATTE STREET



HIGHLIGHTS

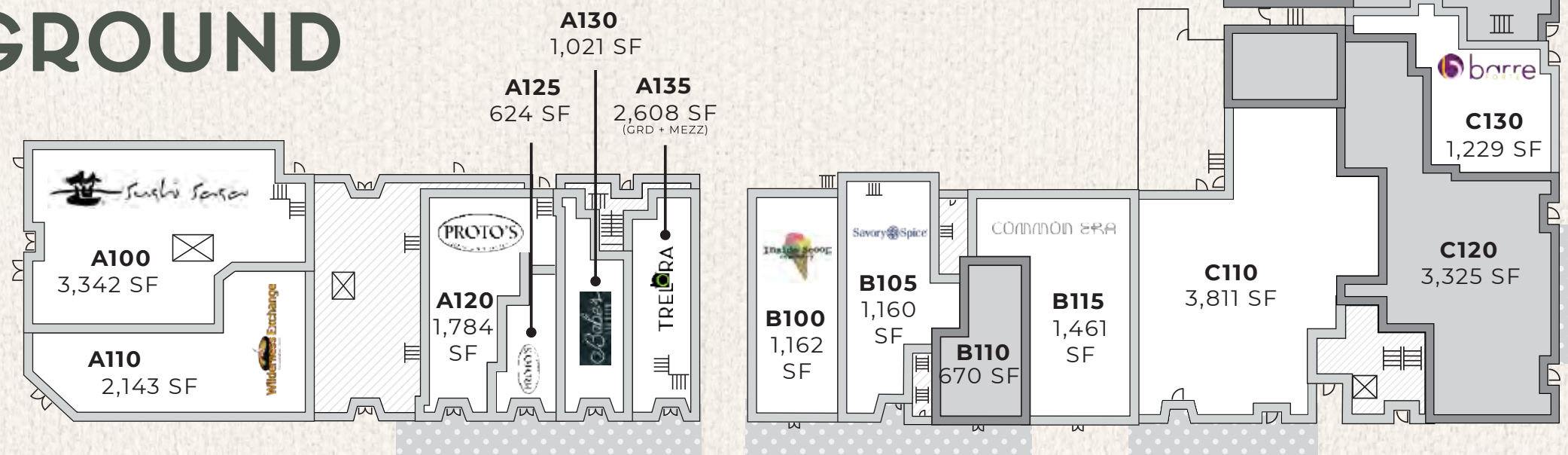
- Historic brick & timber mixed-use project at the nexus of LoDo & LoHi
- Unparalleled location in the heart of Platte Street
- 2nd generation restaurant infrastructure in place
- Ideal blend of boutique retailers, popular restaurants, and creative office users
- Direct access to Platte Street Plaza & Highland Bridge
- Incredible walking, biking, and commuter access to Downtown Denver
- Over 14,000 multi-family units within a mile





**PLATTE
STREET**
RETAIL PORTFOLIO

GROUND



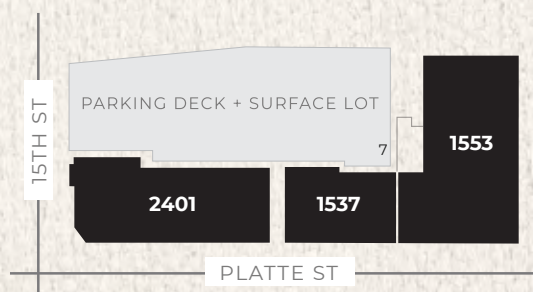
LOWER



AVAILABLE

LEASED

PATIO





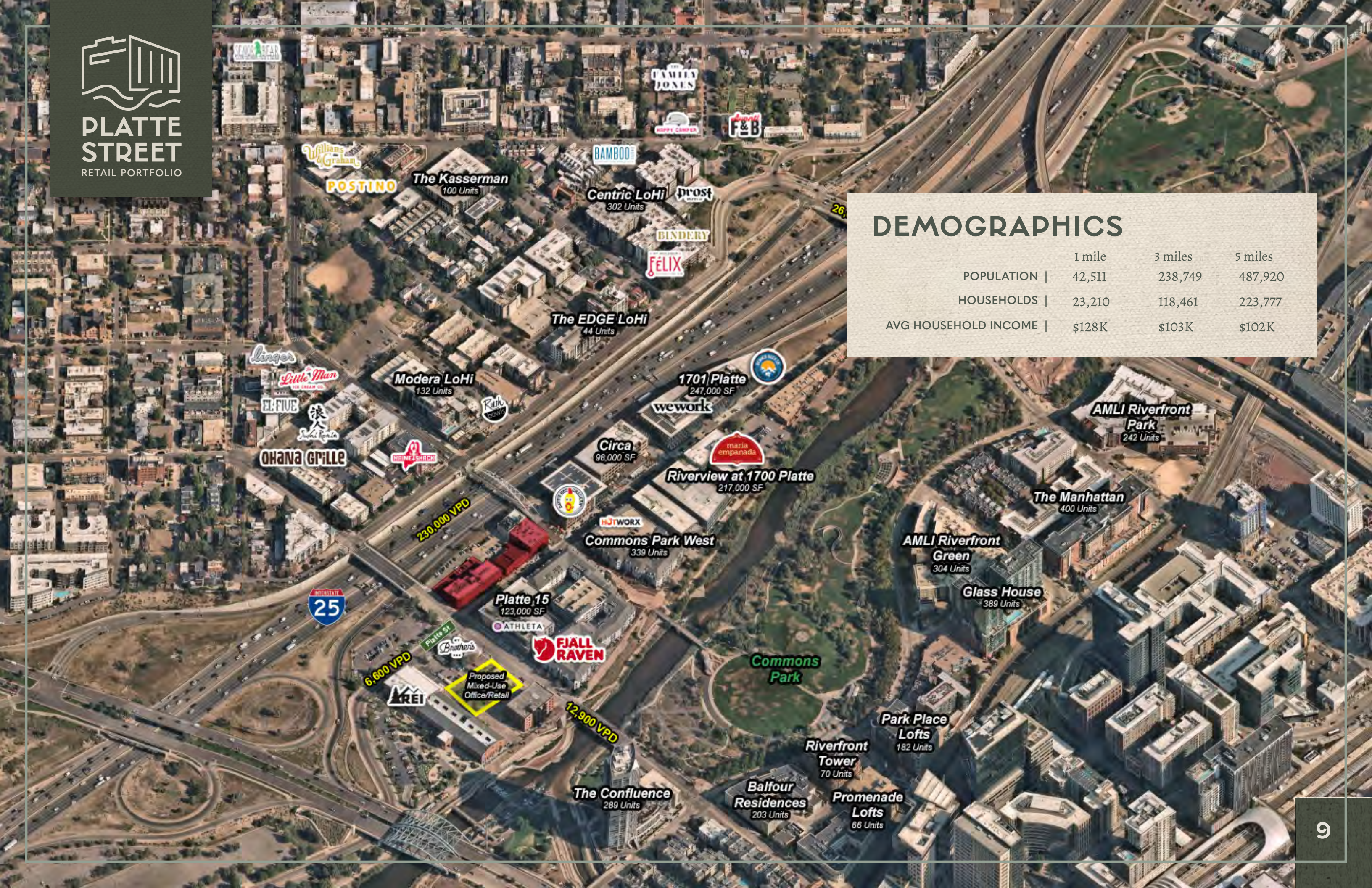


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STREET**

RETAIL PORTFOLIO

DEMOGRAPHICS

	1 mile	3 miles	5 miles
POPULATION	42,511	238,749	487,920
HOUSEHOLDS	23,210	118,461	223,777
AVG HOUSEHOLD INCOME	\$128K	\$103K	\$102K





PLATTE STREET

RETAIL PORTFOLIO

Union Station
12 MIN WALK

Commons Park
12 MIN WALK

16th Street Mall
10 MIN WALK

Larimer Square
15 MIN WALK

Ball Arena
15 MIN WALK

Elitch Gardens
15 MIN WALK

REI
1 MIN WALK

246,000 VPD

Highland Arch Bridge
1 MIN WALK



ASANA
PARTNERS



SAM ZAITZ
+1 303 931 1201
sam.zaitz@jll.com

JEFF FELDMAN
+1 214 564 7188
jeff.feldman@jll.com

LILY ARMSTRONG
+1 415 342 6217
lily.armstrong@jll.com

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