



WRITER SQUARE

1512 LARIMER STREET
DENVER, CO 80202



HIGHLIGHTS



387 SF - 3,896 SF
available for lease



Premier location on
16th Street Mall



Pedestrian-oriented



Strong tenant mix



45,000 cars per day



Convenient access



Ample parking



Strong demographics



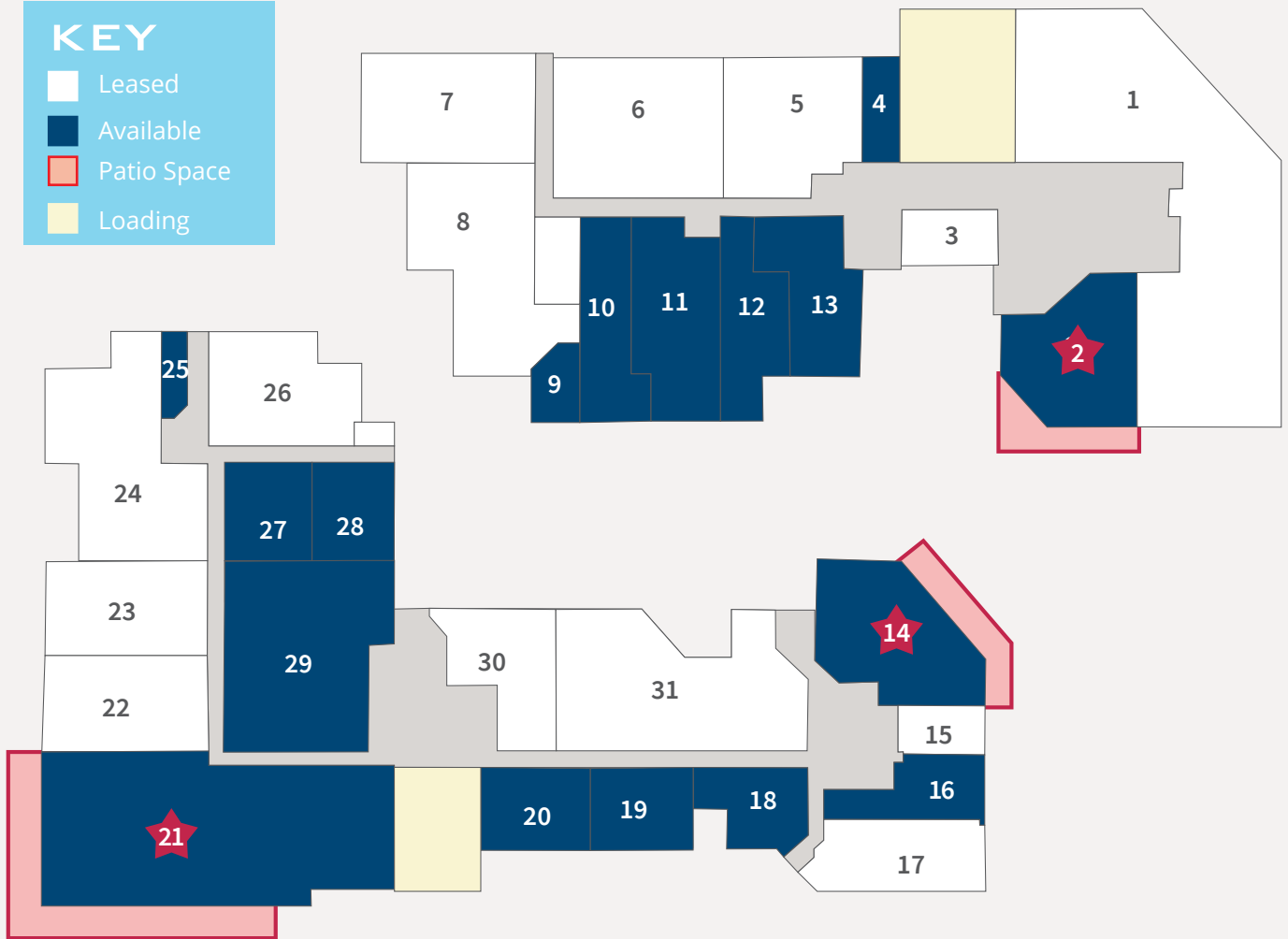
PROPERTY AERIAL



SITE PLAN

KEY

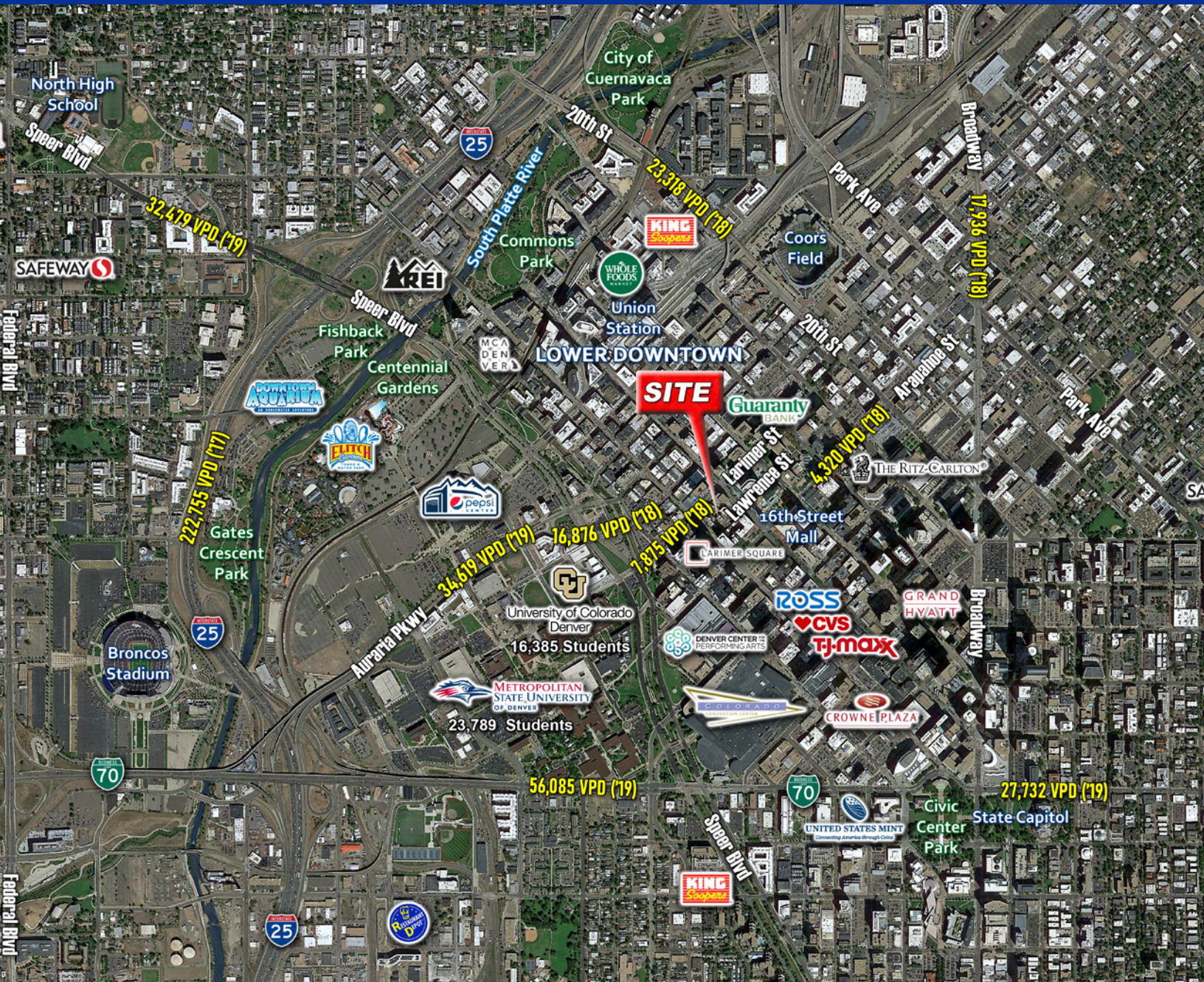
- Leased
- Available
- Patio Space
- Loading



1. Overland Sheepskin	6,709	12. AVAILABLE	1,172	23. Roosevelt Co.	1,930
2. AVAILABLE	1,824	13. AVAILABLE	1,346	24. Canvas Credit Union	3,169
3. World Class Men’s Haircut	585	14. AVAILABLE	2,505	25. AVAILABLE	823
4. AVAILABLE	387	15. Rocky Mtn Chocolate	661	26. Rocket Fizz	2,045
5. The UPS Store	1,840	16. AVAILABLE	1,061	27. Storage	1,007
6. Comfort Dental	2,466	17. Ike’s Sandwiches	1,315	28. AVAILABLE	1,731
7. Illegal Burger	1,944	18. AVAILABLE	835	29. AVAILABLE	2,757
8. Hand & Stone	2,351	19. AVAILABLE	982	30. Nail Sky	1,600
9. AVAILABLE	805	20. AVAILABLE	1,137	31. Red Square Bistro	3,833
10. AVAILABLE	1,146	21. AVAILABLE	3,896	 Large tenant improvement allowance for restaurants	
11. AVAILABLE	1,796	22. The Front Porch	1,712		

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2023 Demographics

	1 MILE	3 MILES	5 MILES
Current Population	41,706	246,034	496,807
Total Households	26,070	125,346	227,356
Daytime Population	111,454	339,688	597,631
Avg Household Income	\$119,280	\$105,432	\$107,065

