

# FoxPark

DENVER



55,000 SF MIXED-USE RETAIL OPPORTUNITY

FOX PARK.COM



# FOX

*marks the spot*

Fox Park is a 41-acre living, breathing, urban landscape providing a diversity of experiences that fully immerse the cityscape with nature. 14 acres of interconnected parks and open space integrate culture, community, and innovation to create unparalleled opportunities for growth.



**FoxPark**  
DENVER



# THE NEXT URBAN TRANSFORMATION

PIKES PEAK

DENVER UNION STATION

COORS FIELD

LODO

SOUTH PLATTE RIVER

BALL PARK

CENTRAL  
PLATTE VALLEY

RINO ARTS DISTRICT

CUERNAVACA  
PARK



HIGHLANDS

41<sup>ST</sup> AND FOX STATION  
*7 minutes from Denver Union Station*

INCA STREET BIKE PATH

SUNNYSIDE

GLOBEVILLE



FoxPark  
DENVER





# COMPLETE MULTI-LEVEL INTEGRATION



Fox Park is **a place for people**. Terraced into the hillside, a vertically integrated public realm consolidates parking and service below grade. This infrastructure reveals the ecology of Fox Park - water, energy, and waste - making it legible to people of all ages.





# VIBRANT RETAIL EXPERIENCES

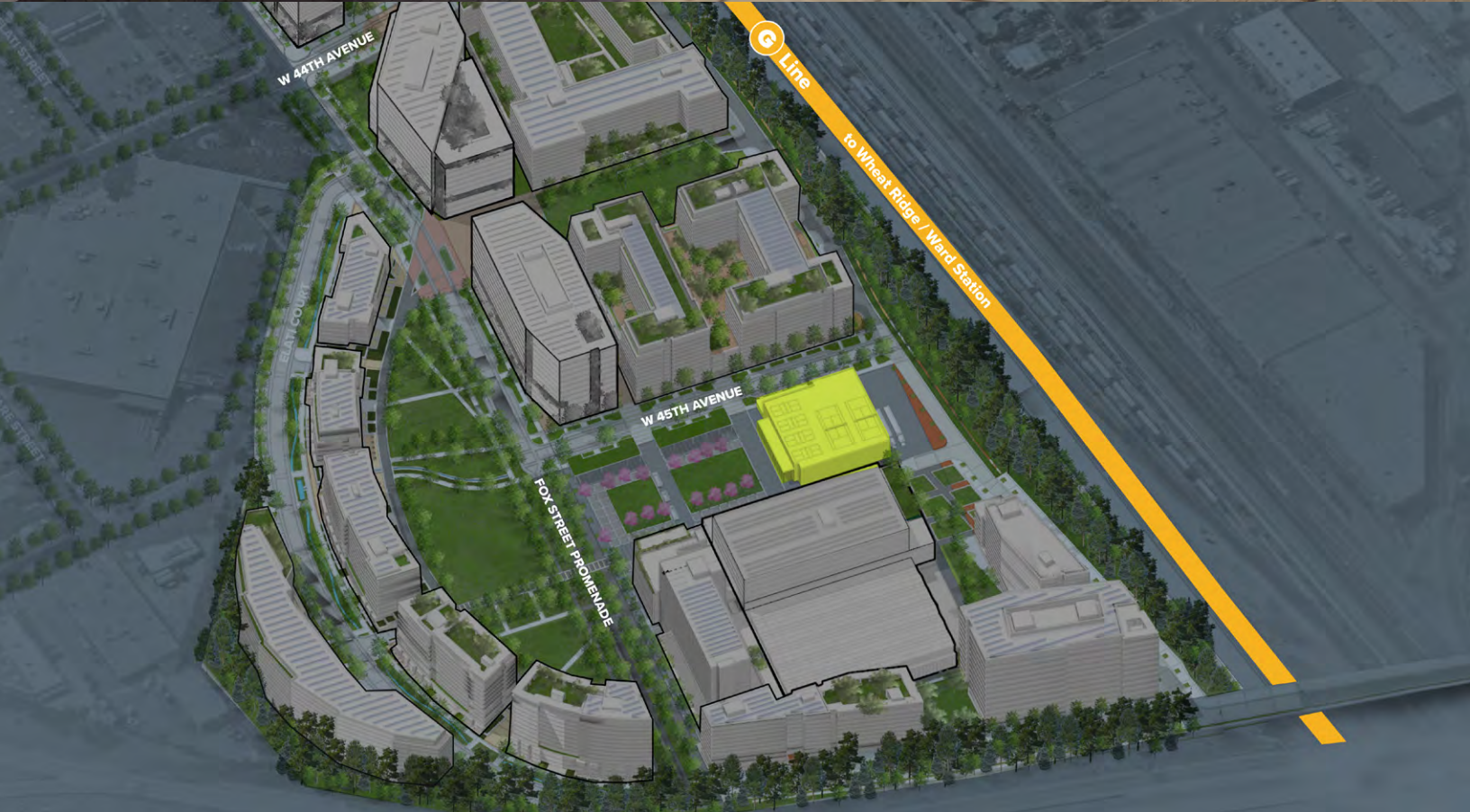
## Phase I Featured opportunities

- A** Entertainment Venue  
Rooftop Deck  
34,560 SF
- B** Fox Square  
Retail Pavilion I  
2,000 SF - 6,000 SF  
+ 1,500 SF Patio
- C** Fox Square  
Retail Pavilion II  
2,000 SF - 6,000 SF  
+ 1,500 SF Patio
- D** Residential  
Ground Floor Retail  
4,200 SF

January 2025  
Phase I infrastructure completion



January 2027  
Phase I completion





# Rooftop

34,560 SF

Interior   
Outdoor Patio 



ROOFTOP



UPPER  
ROOFTOP









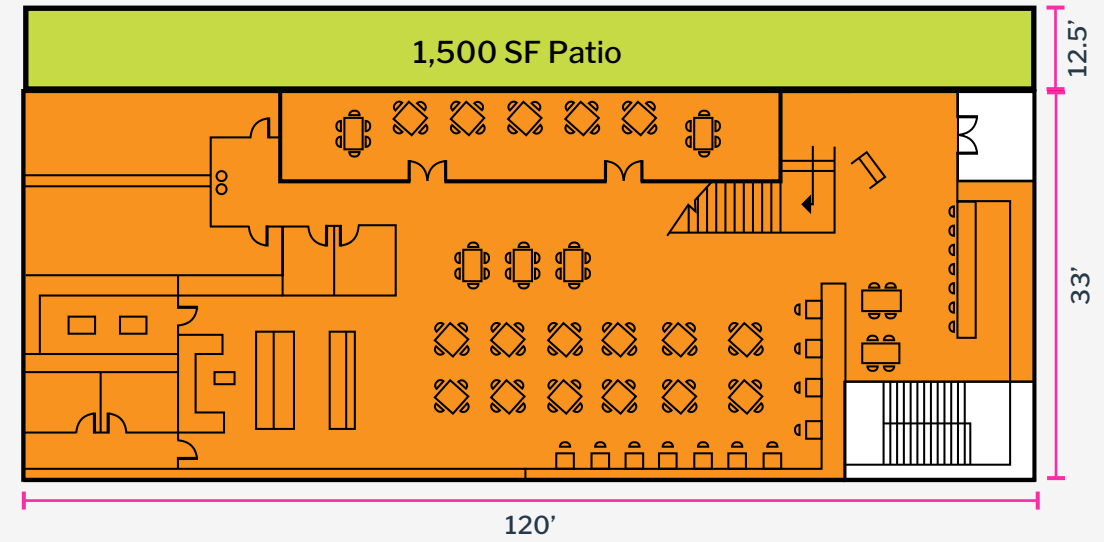
**B**

## Retail Pavilion

2,000 SF - 6,000 SF

Interior ■  
Outdoor Patio ■

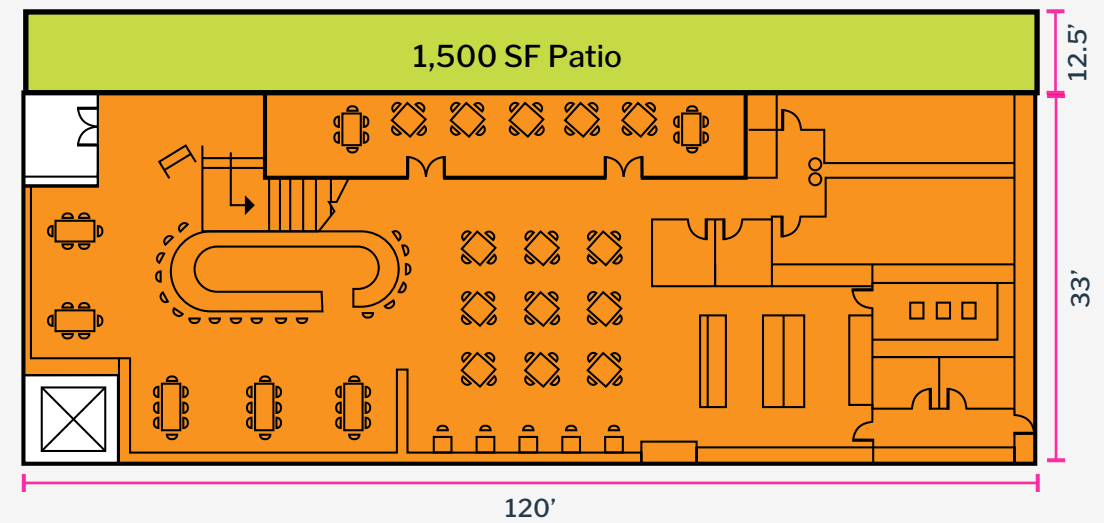
GROUND  
LEVEL



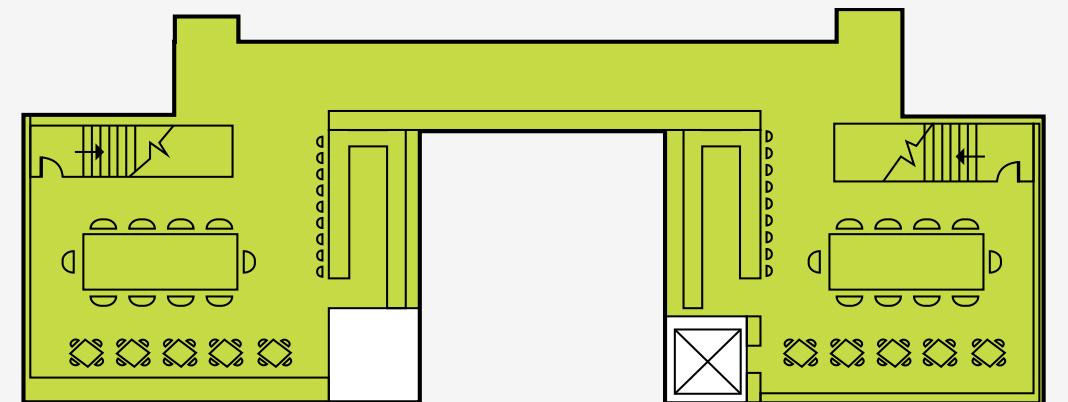
**C**

## Retail Pavilion II

GROUND  
LEVEL



TERRACE  
LEVEL

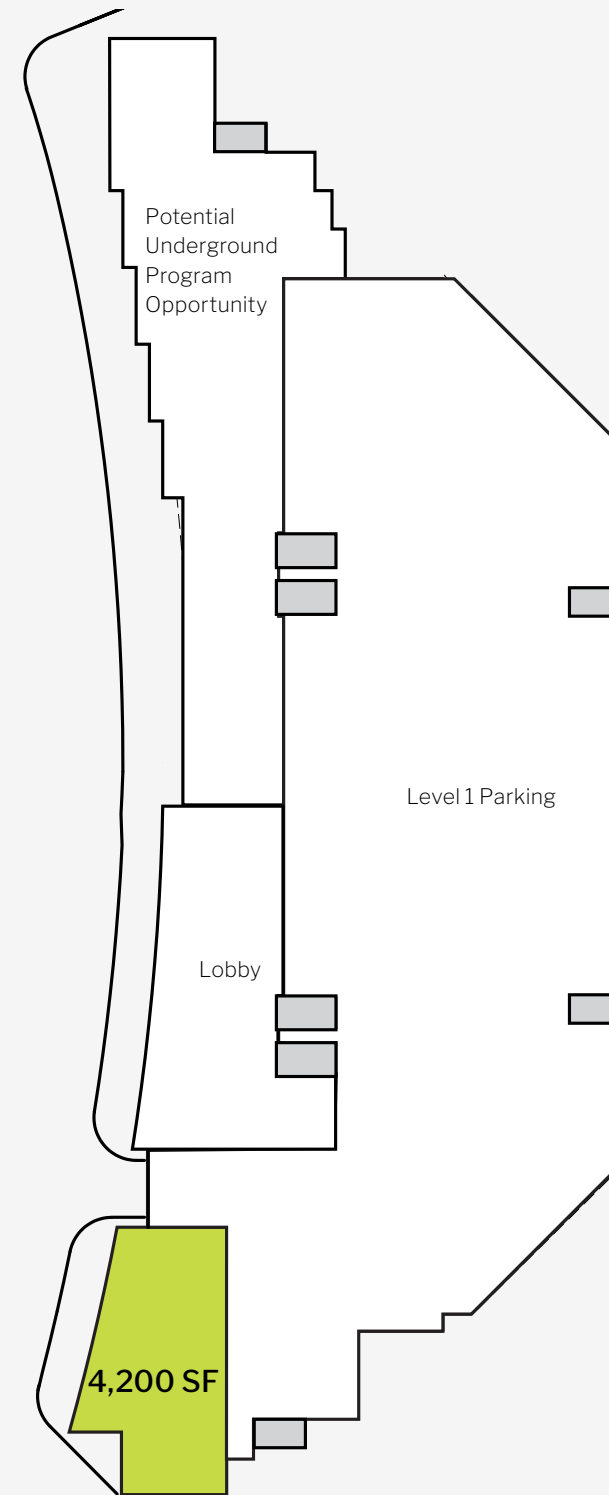




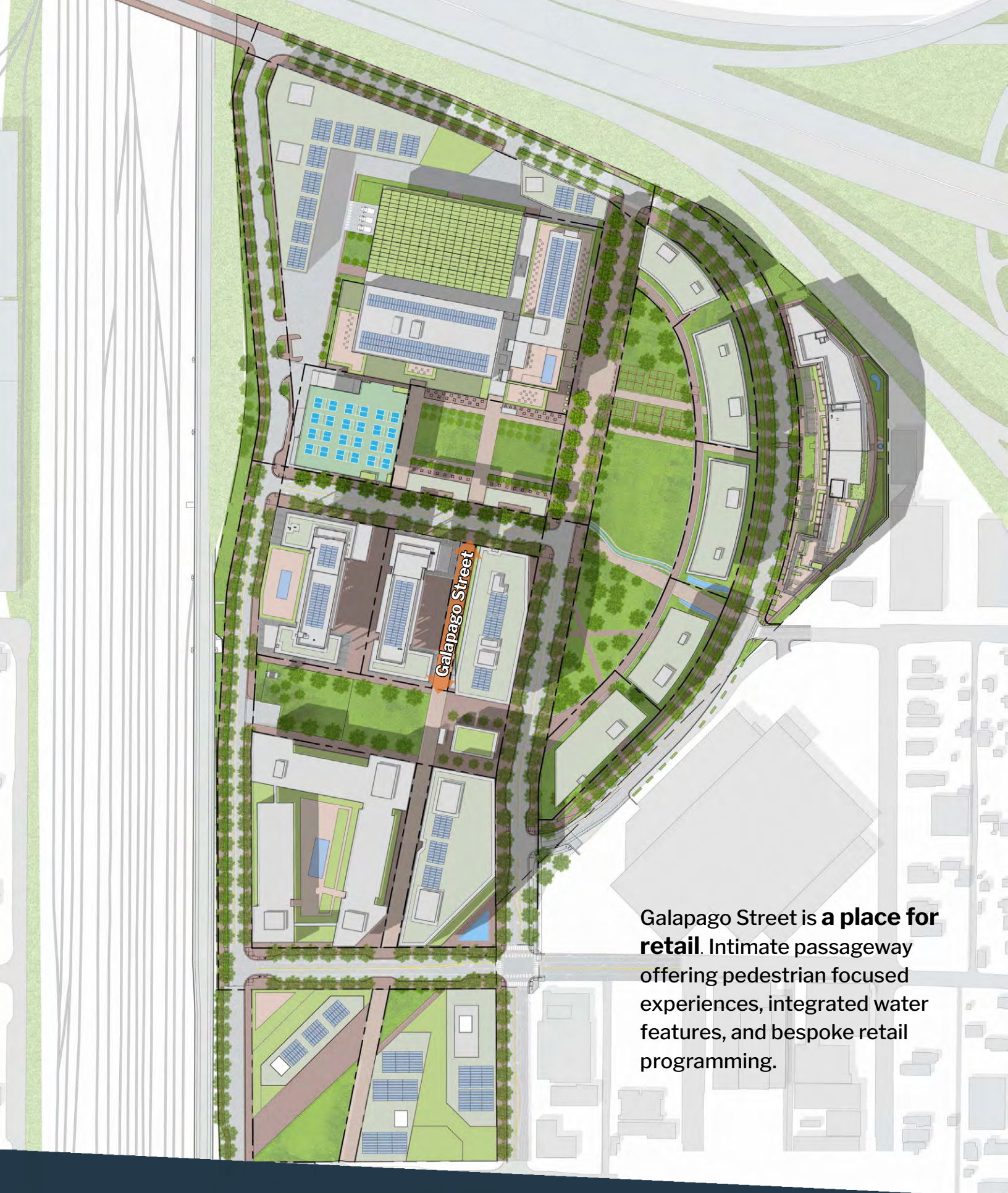


# Residential

Ground Level Retail 4,200 SF







Galapago Street is **a place for retail**. Intimate passageway offering pedestrian focused experiences, integrated water features, and bespoke retail programming.



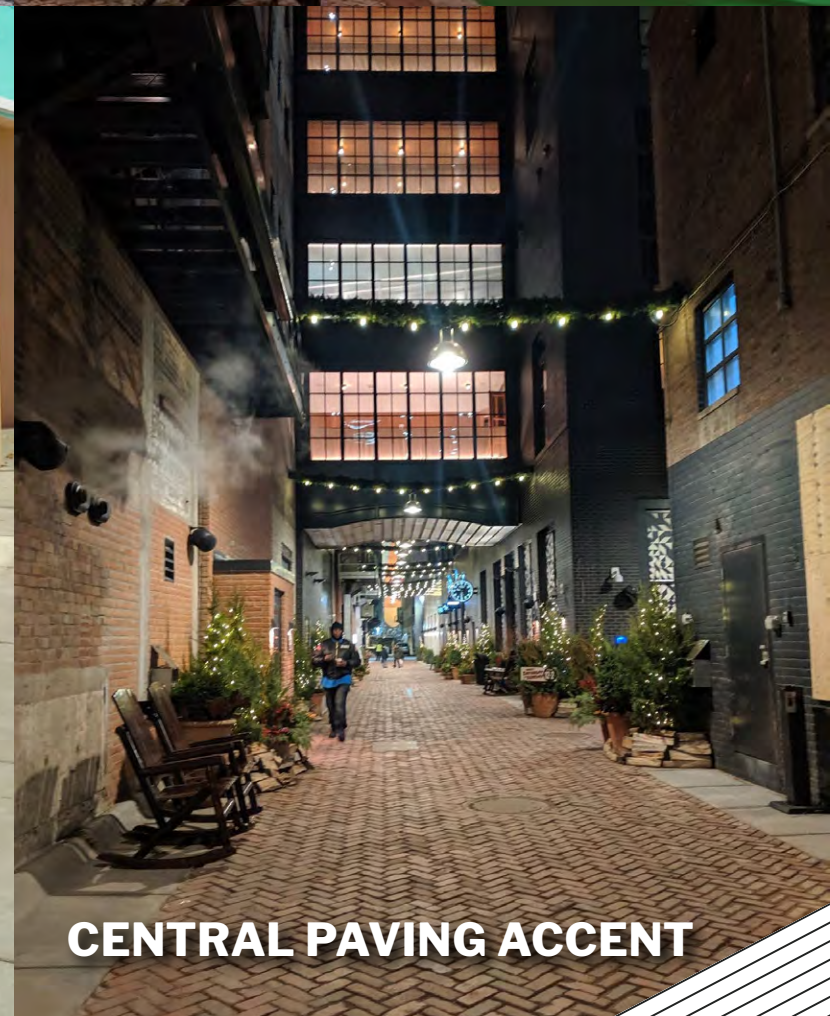
**SPILL-OUT SEATING**



**OVERHEAD EXPERIENCE**



**EDGE PLANTING**



**CENTRAL PAVING ACCENT**

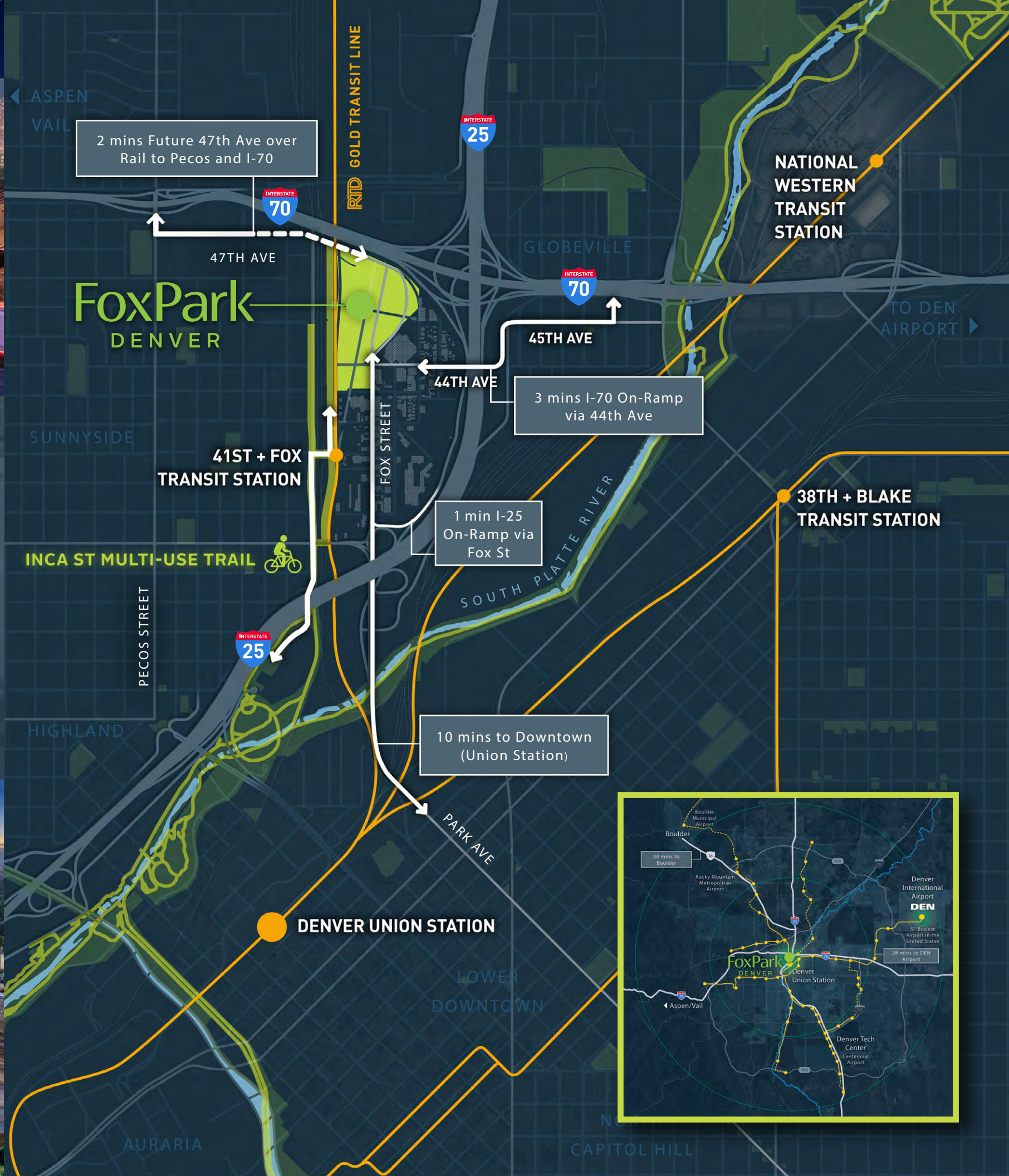
# Galapago Street



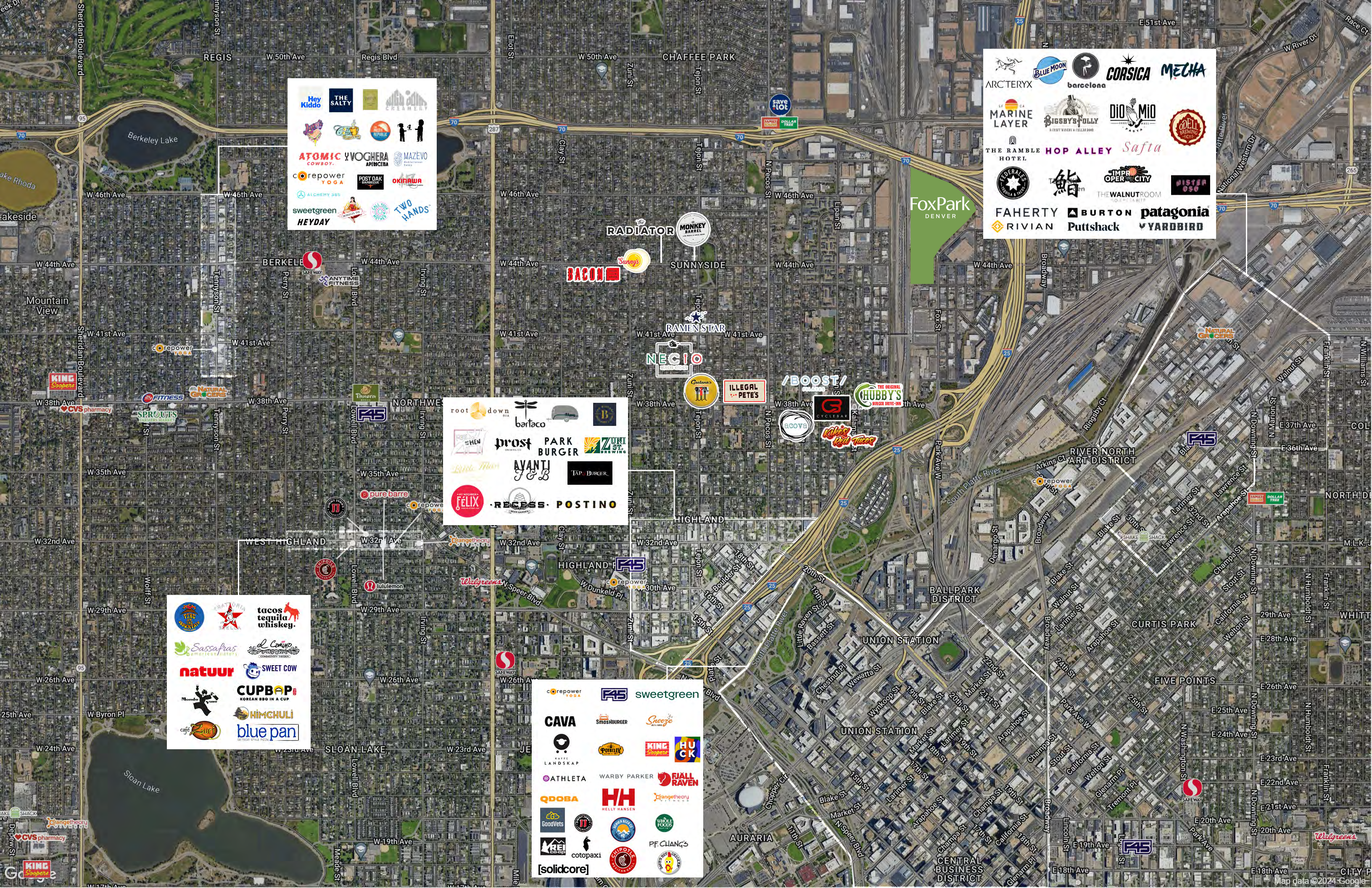


# Demographics

	1 mile	3 miles	5 miles
Total population	13,523	163,349	442,209
Daytime Population	18,177	297,459	603,249
Households	5,526	82,548	210,134
Average HH Income	\$133,366	\$148,671	\$135,359







Hey Kiddo THE SALTY CREAMERY

ATOMIC COWBOY. VVOGHERA APERICENA MAZEVO

corepower YOGA POST OAK OKINAWA

sweetgreen HEYDAY TWO HANDS

ARC'TERYX BLUE MOON barcelona CORSICA MECHA

MARINE LAYER BIGSBY'S HOLLY DIO MID COEL BREWING CO.

THE RAMBLE HOTEL HOP ALLEY Safta

FEDERAL'S 鮎 IMPR CITY THE WALNUT ROOM MISTER OSE

FAHERTY BURTON patagonia RIVIAN Puttshack YARBIRD

root down bartaco

prost PARK BURGER ZUNI ST. BREWING

AVANTI F&B TAP BURGER

FELIX RECESS POSTINO

PRATRIA TACOS tequila whiskey.

Sassafras natuur SWEET COW

CUPBAP KOREAN BBQ IN A CUP HIMCHULI blue pan

corepower YOGA F45 sweetgreen

CAVA KAFFE LANDSKAP SmashBurger Snooze

ATHLETA WARBY PARKER FIAL RAVEN

QDOBA HH HELLY HANSEN Orangetheory

GoodVets cotopaxi CIPOTE PF. CHANG'S

[solidcore]



### Quigg Newton

PLACEHOLDER

380 Units  
Price

### The Ayden



209 Units  
\$2.61/SF

### Alloy Sunnyside



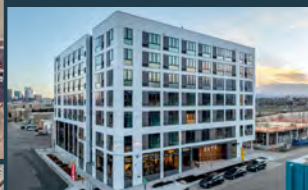
386 Units  
\$2.78/SF

### Villas



120 Units  
\$2.47/SF

### Iota Fox Station



148 Units  
\$3.36/SF

### Zia Sunnyside LUXE



120 Units  
\$2.91/SF

### Zia Sunnyside



314 Units  
\$3.02/SF

# FoxPark DENVER

4

2

1

7

6

3

5

W 44<sup>th</sup> Ave

W 42<sup>nd</sup> Ave

N Fox St

N Lipan St

N Inca St

W 38<sup>th</sup> Ave









# FoxPark

## DENVER

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