





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



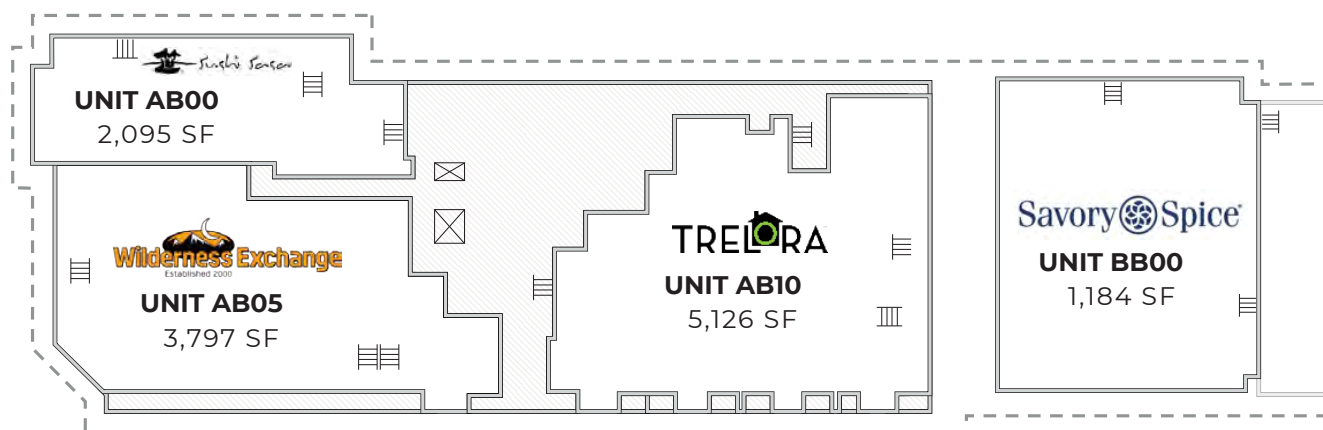


**PLATTE
STREET**

RETAIL PORTFOLIO

RETAIL SITE PLAN

LOWER LEVEL



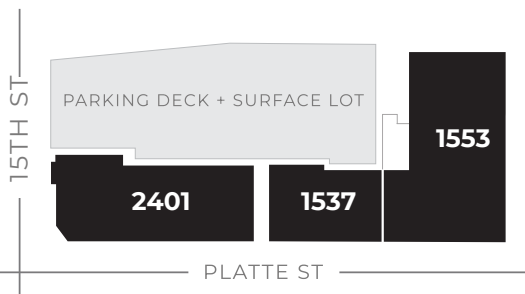
AVAILABLE



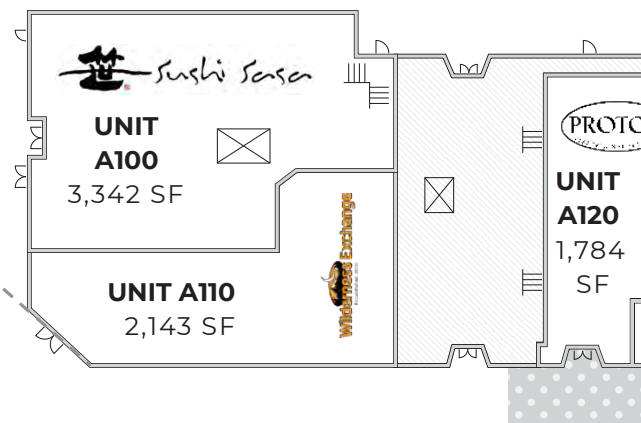
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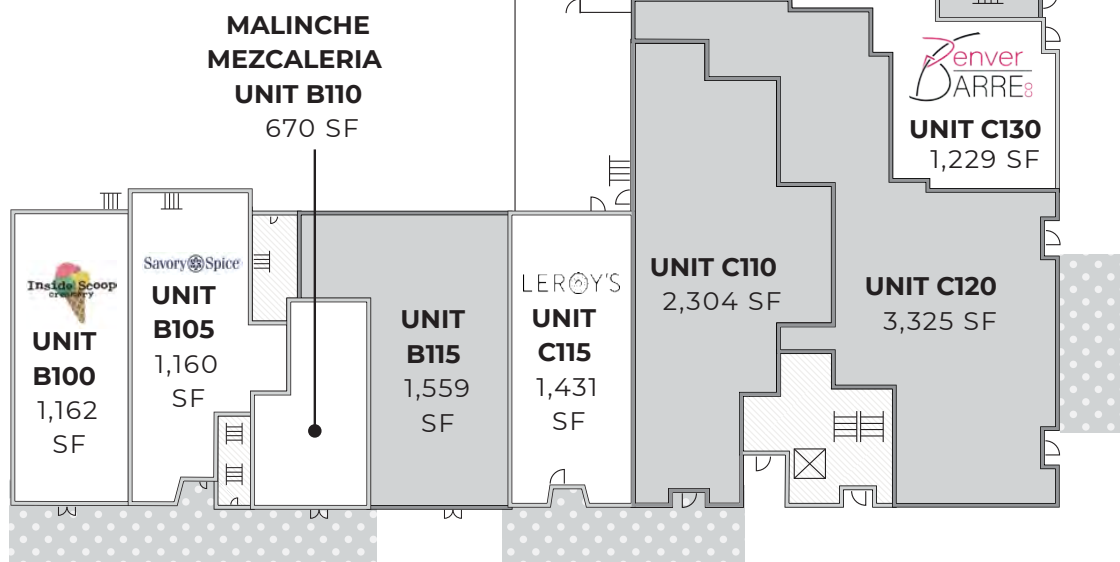
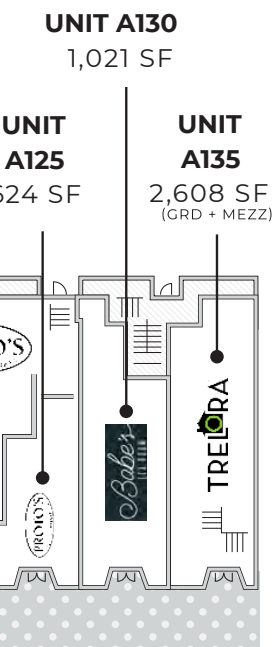
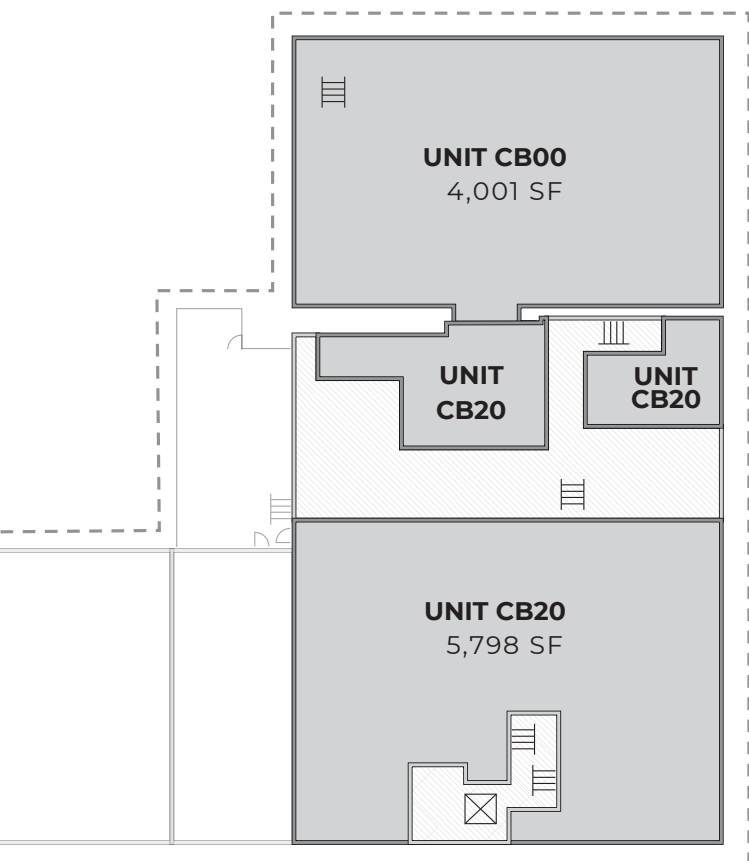


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GROUND LEVEL





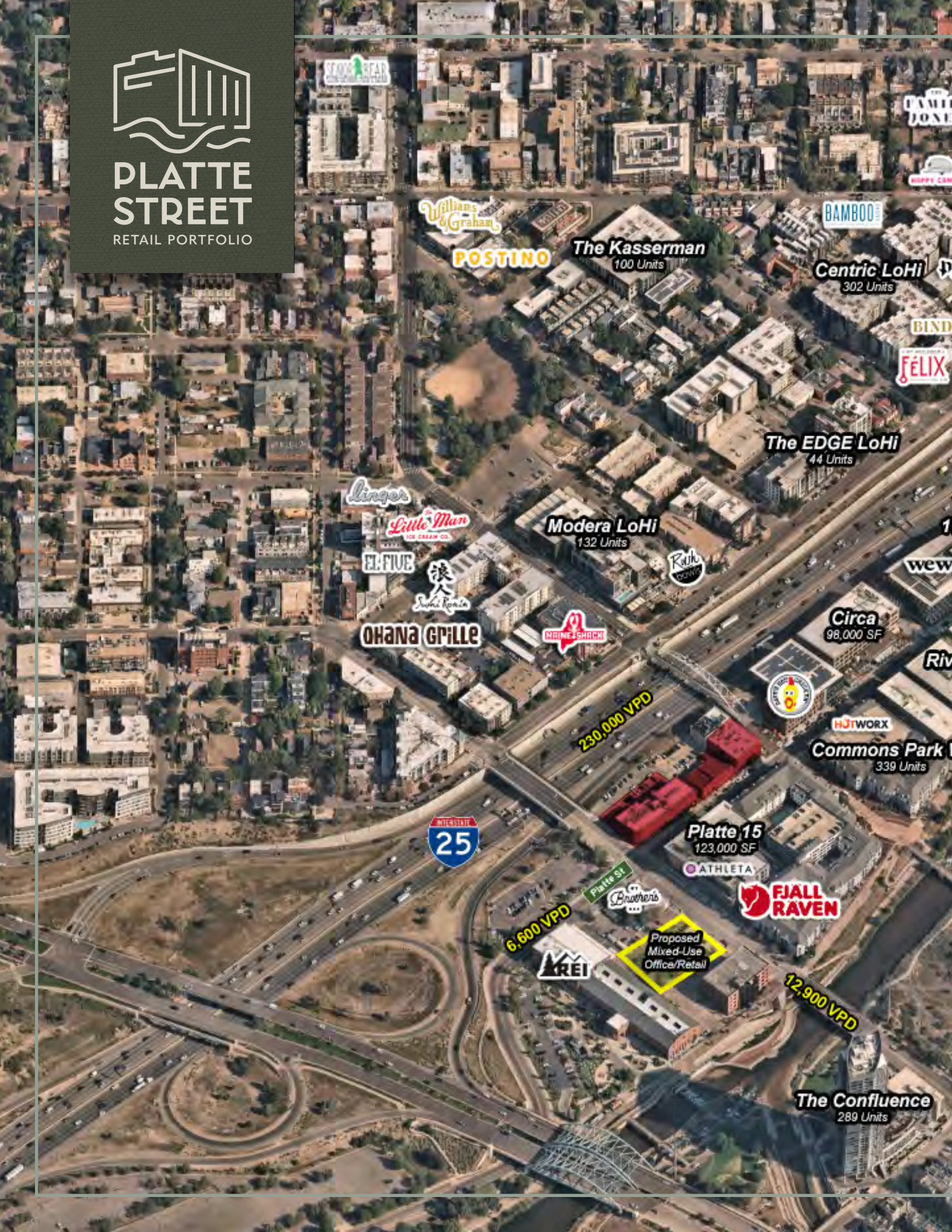






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RETAIL PORTFOLIO



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

701 Platte
247,000 SF
ork

Interview at 1700 Platte
217,000 SF

West

Commons
Park

AMLI Riverfront
Green
304 Units

Glass House
389 Units

Park Place
Lofts
182 Units

Riverfront
Tower
70 Units

Balfour
Residences
203 Units

Promenade
Lofts
66 Units

AMLI Riverfront
Park
242 Units

The Manhattan
400 Units



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

246,000 VPD



Ball Arena

15 MIN WALK

Elitch Gardens

15 MIN WALK

REI
1 MIN WALK

Highland Arch Bridge
1 MIN WALK



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