



**PRIME OPPORTUNITY  
ON 16TH STREET MALL**

**951** 16th  
street  
mall  
denver, co 80202





## Highlights



### Address

951 16TH STREET MALL  
DENVER, COLORADO



### Size

193,284 TOTAL SQ FT  
21,442 RETAIL SQ FT



### Easy Access

TO I-25, BROADWAY, &  
SPEER BOULEVARD



### Available

1,886 SQ FT | 2,493 SQ FT  
5,306 SQ FT



### Free Mall Ride

AVERAGES 40,000  
PASSENGERS A DAY



### 3-Minute Walk

TO 16TH & STOUT  
LIGHT RAIL STATION



### Strong Growth

IN DEMOGRAPHICS &  
AREA POPULATION



### Top Destination

FOR VISITORS IN  
METRO DENVER





# Amenity Counts

within the CBD



**290**

RETAIL SHOPS



**330**

RESTAURANTS



**44**

BARS



**64**

HOTELS

## Traffic Counts along 16th Street Mall

**33K**

PEDESTRIANS PER DAY ON  
CURTIS/CHAMPA BLOCK

**20K**

AVERAGE PEDESTRIANS PER  
BLOCK PER DAY

**16K**

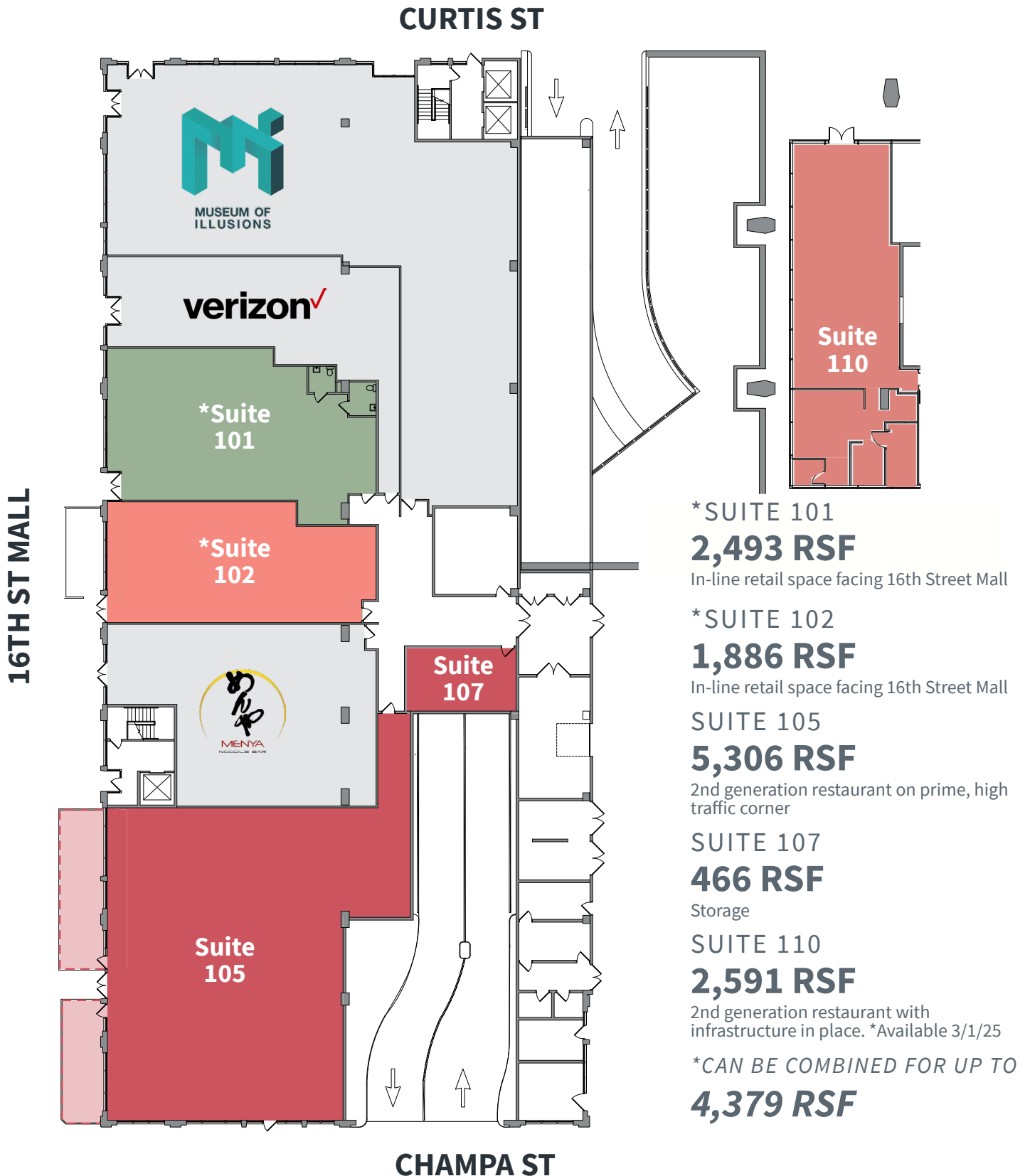
VEHICLES PER DAY  
ON CHAMPA ST

**9K**

VEHICLES PER DAY  
ON CURTIS ST



# Site Plan





SUITE  
101



SUITE  
102

SUITE  
105





# Location

**95** Walk  
Score

**Walker's Paradise**

DAILY ERRANDS DO NOT  
REQUIRE A CAR

**97** Transit  
Score

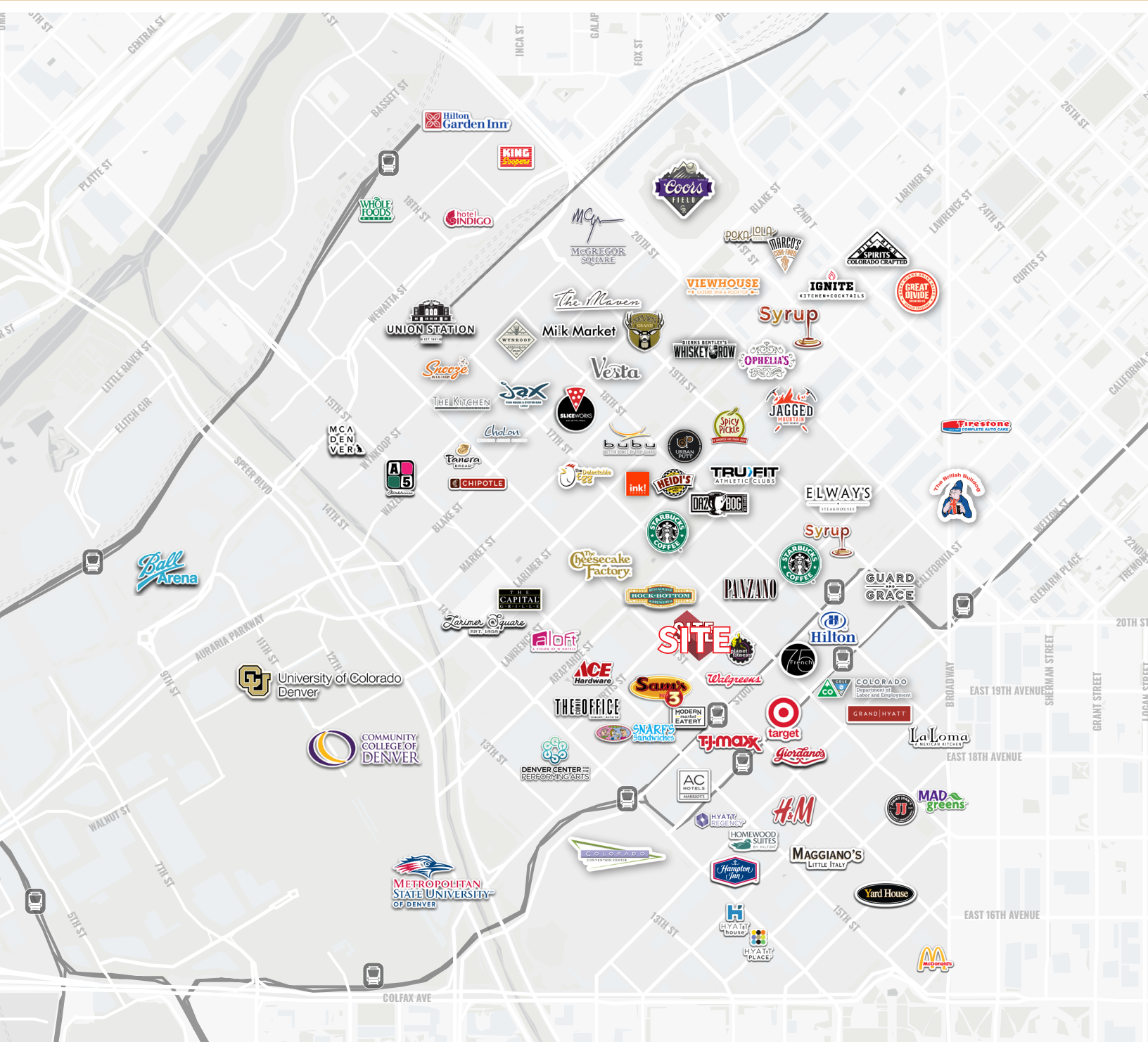
**Rider's Paradise**

WORLD-CLASS PUBLIC  
TRANSPORTATION

**89** Bike  
Score

**Very Bikeable**

FLAT AS A PANCAKE,  
EXCELLENT BIKE LANES





# 16<sup>TH</sup> STREET MALL PROJECT

*Go Denver Go!*



## *Project Overview*

- Improve safety & mobility
- Revitalize the mall to increase foot traffic & tourism
- Drive up public satisfaction & civic pride
- Address dated & deteriorating infrastructure



## *Stay informed of construction updates*



- Download the 16th Street Mall Project app from the Apple Store or Google Play.
- Share it with your customers. It's chock full of updates about the project & includes a map that your customers can use to find your business.
- **Website:** [denvergov.org/16thStreetMall](http://denvergov.org/16thStreetMall)



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FOR MORE INFORMATION

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AGENCY  
DISCLOSURE

