



MCGREGOR SQUARE RETAIL FOR LEASE

1901 Wazee Street, Denver, CO 80202

RETAIL AT THE CENTER OF DOWNTOWN DENVER

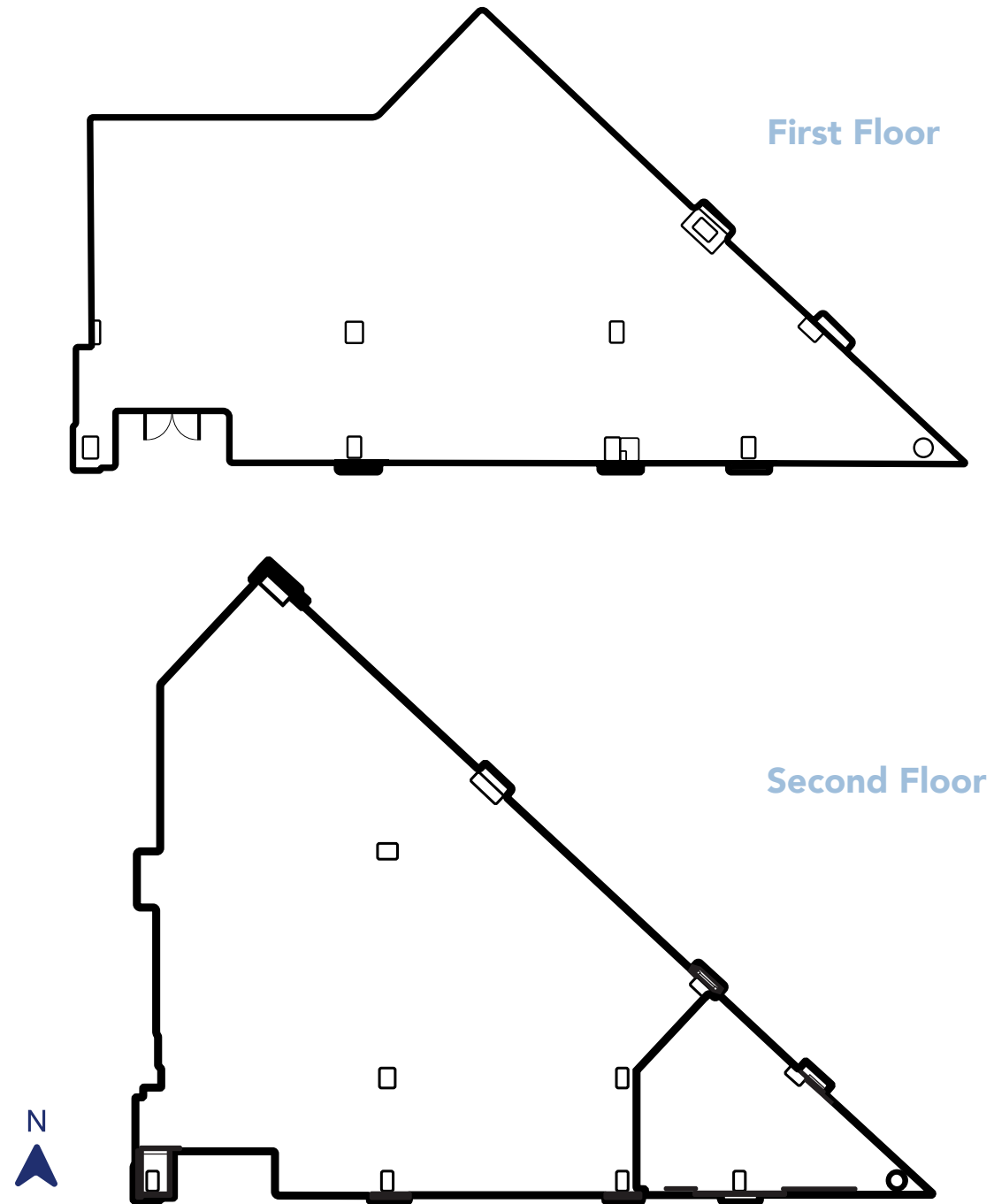
McGregor Square is a vibrant mixed-use destination in the heart of Denver’s historic LoDo district, directly adjacent to Coors Field. Spanning an entire city block, it brings together premier retail, restaurants, a boutique hotel, office space and residences—all centered around a 17,000 SF outdoor plaza with a massive 66-foot LED screen.

Buzzing with game-day energy and year-round events—from concerts to movie nights and seasonal skating—McGregor Square serves as downtown Denver’s “city living room.” For retailers, it offers unmatched visibility and connection to a lively mix of locals, visitors, and professionals in one of the city’s most dynamic environments.



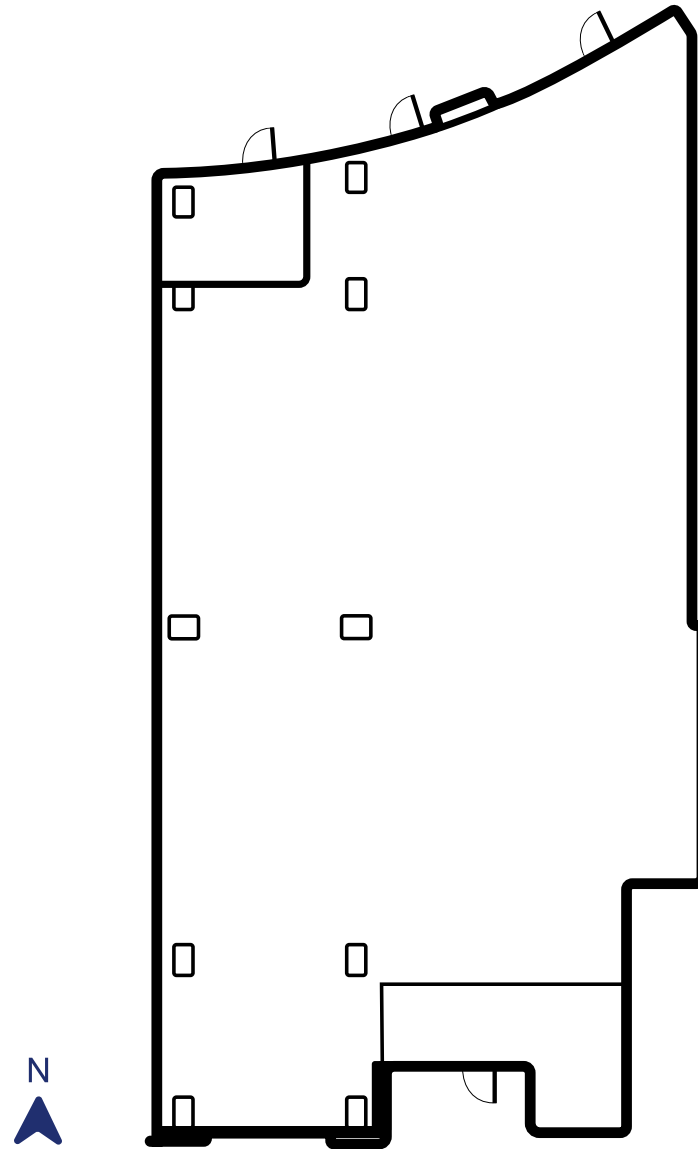
6,408 SF AVAILABLE

- Incredible natural light with floor to ceiling windows
- Entrance to the project fronts 20th Street and Coors Field
- One or two story space with great ceiling heights



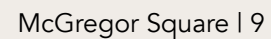
3,531 SF AVAILABLE

- Beautiful restaruant build out
- All restaurant equipment available for future tenant
- Join La Loma, Tom's Watch Bar and The Original





- Premier mixed-use destination in LoDo, adjacent to Coors Field
- 17,000 SF outdoor plaza with 66' x 20' LED screen for events and programming
- Mix of retail, dining, residential, hotel, and office uses
- Year-round foot traffic from locals, tourists, and event-goers
- Easy access via Union Station and downtown transit connections
- Surrounded by leading attractions, including Coors Field and Union Station
- Designed to host concerts, movie nights, festivals, and seasonal activations



CONNECTED
TO IT ALL

Ideally situated in Denver’s vibrant LoDo district, McGregor Square offers unmatched access to downtown amenities and major transit routes—with I-25 just blocks away for effortless connectivity across the metro area.



95
Walk Score

84
Transit Score

94
Bike Score

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION (2024)	45,931	230,939	456,404
DAYTIME POPULATION	93,114	234,483	379,231
AVG. HOUSEHOLD INCOME	\$122,542	\$113,275	\$111,966
MEDIAN AGE	34	35	36





For retail leasing:

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