



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

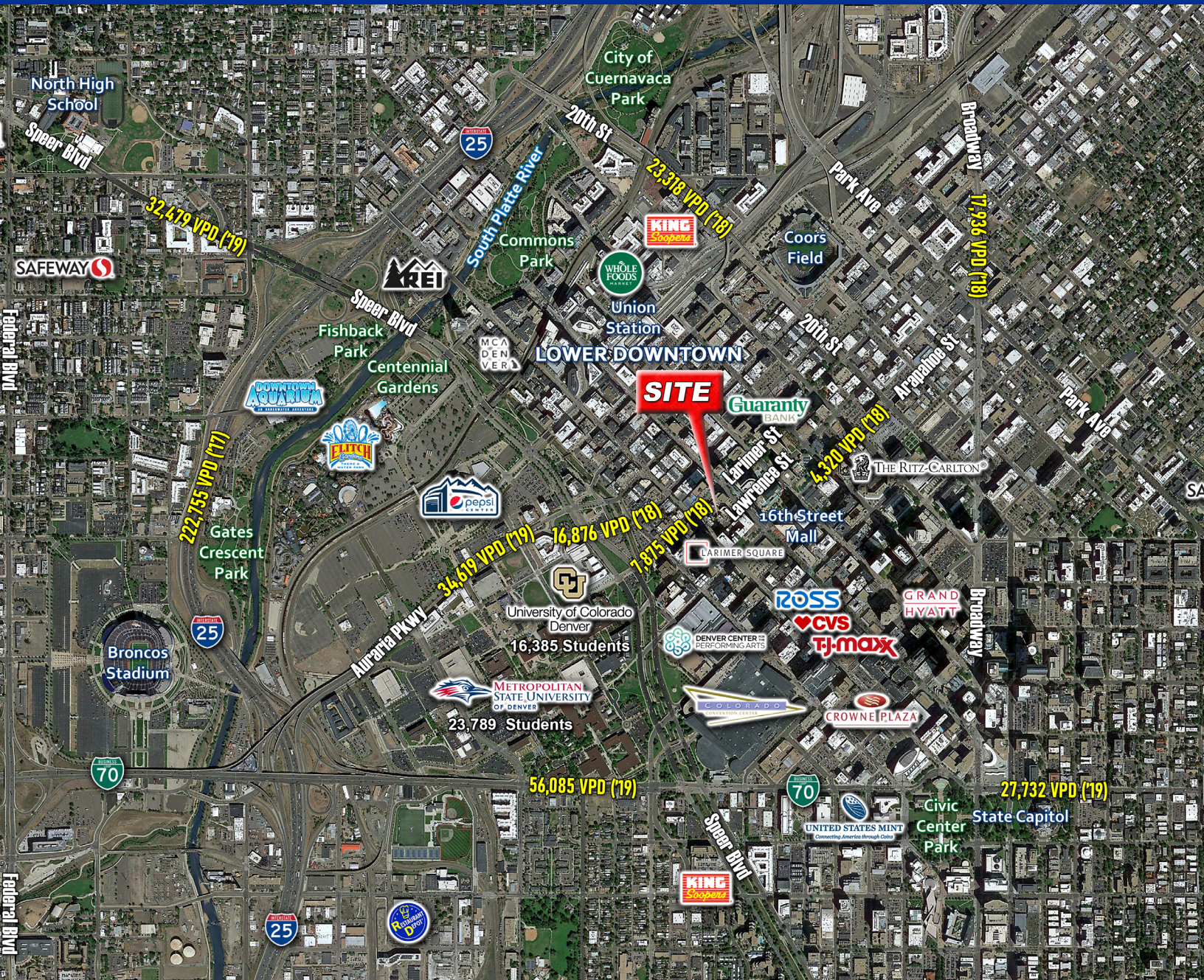


★ Large tenant improvement allowance for restaurants

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

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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