



RETAIL FOR LEASE AT  
**UPTOWN  
SQUARE**

± 500 – 2,035 SF  
AVAILABLE

1950 PENNSYLVANIA ST  
DENVER, CO 80203

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# PROPERTY OVERVIEW

Uptown Square Neighborhood site at the center of a thriving retail corridor alongside established neighborhood favorites including Colorado Campfire, Las Delicias Uptown, Xiquita Restaurant y Bar, Fluid Coffee, Walter's 303 Pizzeria, F45 Fitness, Orange Theory, Watercourse Foods, Stueben's Uptown, Woodhouse Spa, Olive & Finch, and Onefold.

There is exceptional demographic density, surrounded by **over 1,700** of residential units and walking distance to Denver's downtown Central Business District.

Two major healthcare facilities—St. Joseph's Hospital and St. Luke's Medical Center—add substantial daytime population of 146,968 in a 1 mile radius. Uptown Square is centered at the heart of Denver's premier destinations, including the Denver Zoo, City Park, and the Denver Museum of Nature & Science, all located just blocks away.



## VARYING FLOOR PLATES

500 – 2,035 SF



## WALK SCORE

Walker's Paradise (96/100)





# PROPERTY HIGHLIGHTS



Centralized  
Location



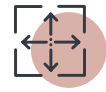
Strong  
Demographics



High Visibility  
& Traffic



Unique  
Tenant Mix



Varying Floorplate  
Sizes



# SITE PLAN

± 500 – 2,035 SF AVAILABLE

## BUILDING 1

|            |                       |
|------------|-----------------------|
| <b>104</b> | <b>1,973 SF</b>       |
| 105        | Let em' Have It Salon |
| 113        | Worth the Fight       |

## BUILDING 4

|            |                                                |
|------------|------------------------------------------------|
| <b>103</b> | <b>2,035 SF</b>                                |
| 106        | Uptown Wine & Spirits                          |
| 108        | Vienna Cleaners                                |
| 109        | Fluid Coffee Bar                               |
| 110        | Uptown Accupuncture                            |
| <b>111</b> | <b>1,124 SF -</b><br><b>2nd Gen Restaurant</b> |

## BUILDING 5

|     |              |
|-----|--------------|
| 101 | Sweet Action |
| 107 | XIQUITA      |

## BUILDING 6F

|            |                   |
|------------|-------------------|
| 102        | Walter's Pizzeria |
| 112        | Urban Dogg        |
| <b>114</b> | <b>500 SF</b>     |
| 115        | Samadhi Yoga      |
| <b>116</b> | <b>1,162 SF</b>   |





# AREA OVERVIEW

|                    | 1 MILE    | 3 MILES   | 5 MILES   |
|--------------------|-----------|-----------|-----------|
| POPULATION         | 55,946    | 259,678   | 516,934   |
| AVERAGE HH INCOME  | \$124,323 | \$155,914 | \$154,496 |
| MEDIAN AGE         | 33.8      | 34.5      | 35.2      |
| DAYTIME POPULATION | 146,968   | 403,212   | 682,347   |

CITY PARK  
GOLF COURSE

CITY  
PARK

**Uptown Square**  
696 Units



SAFEWAY



Sesame  
SANDWICHES



ZENSHI

Health Presbyterian/St. Luke's  
Medical Center

St. Joseph Health  
A member of CommonSpirit

HCA  
HealthONE  
Presbyterian  
St. Luke's

Syrup

**Radius Apartments**  
372 Units

**SITE**

**AMLI**  
PARK AVENUE  
194 Units

SAVINA'S

**E 19th Ave**

**SOVA Apartments**  
211 Units

**CITY BLOCK**  
302 Units

**Park Ave | 12,733 VPD**



CHINATOWN BISTRO

Stephen's  
FOOD SERVICE

Watercourse Foods



enfold

the Weatherman Cafe

Chada  
THAI



**E 17th Ave | 8,364 VPD**

**Broadway | 17,000 VPD**

Orangetheory



Sees  
Pizza



WOODHOUSE

OLLIE & PARKS

HEARTH

OLIVE & FINCH

**E 16th Ave**

Hong Kong Station  
港味小厨

CHIVIS TACOS

OKINAWA

ILLEGAL  
PETE'S

BOURBON GRILL

SLICE

GYROZ

**Colfax Ave | 16,135 VPD**



izu

BLACKJACK  
PIZZA

SAME

DRY CREEK GOLD LEAF

**E 14th Ave**

GOODTIMES

THE NETWORK



ANYTIME FITNESS



THUMP



PABLO'S  
COFFEE HOUSE

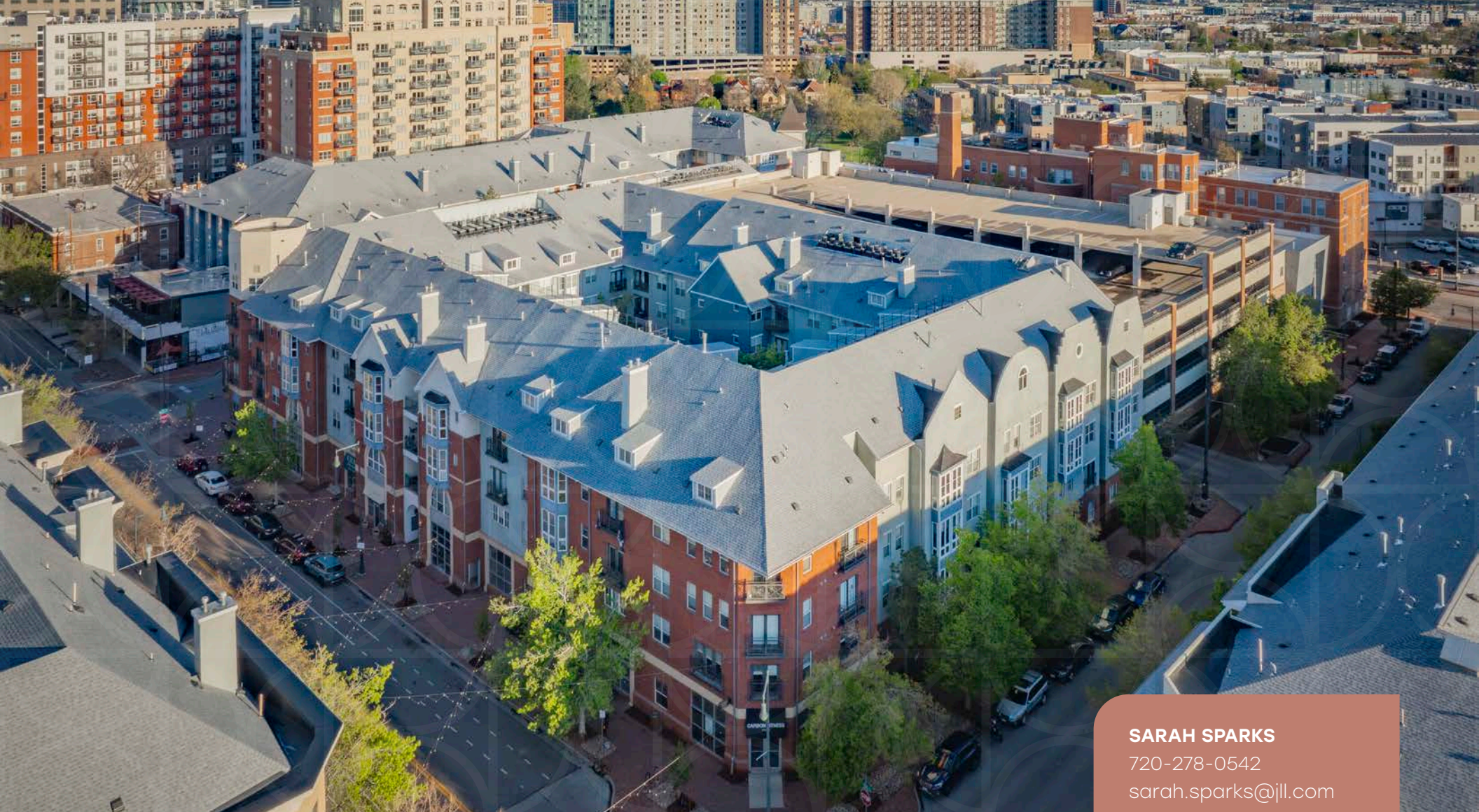


Tua Mama's  
Pizzeria



**E 13th Ave**





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