



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



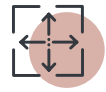
Strong
Demographics



High Visibility
& Traffic



Unique
Tenant Mix



Varying Floorplate
Sizes



SITE PLAN

± 500 – 2,035 SF AVAILABLE

BUILDING 1

104	1,973 SF
105	Let em' Have It Salon
113	Worth the Fight

BUILDING 4

103	2,035 SF Available 12/1/26
106	Uptown Wine & Spirits
108	Vienna Cleaners
109	Fluid Coffee Bar
110	Uptown Accupuncture
111	1,124 SF 2nd Gen Restaurant

BUILDING 5

101	Sweet Action
107	XIQUITA

BUILDING 6F

102	Walter's Pizzeria
112	Urban Dogg
114	500 SF
115	Samadhi Yoga
116	1,162 SF
117	Infusion IV Therapy



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

Orangetheory

Sony
Pizza



WOODHOUSE

OLLIE & PARKS

HEARTH
MARK'S

OLIVE & FINCH

E 16th Ave

Hong Kong Station
港味小厨

CHIVIS TACOS

OKINAWA

ILLEGAL
PETE'S

Colfax Ave | 16,135 VPD

Broadway | 17,000 VPD

N Grant St



CHAMPAGNE
TIGER

BOURBON GRILL

SLICE

GYROZ



izu

BLACKJACK
PIZZA

SAME DAY

DRY CREEK GOLD LEAF

E 14th Ave

GOODTIMES

THE NETWORK



ANYTIME
FITNESS



THUMP



PABLO'S
COFFEE HOUSE



Tua Mama's
Pizzeria





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