



THE VAULT

821 17TH STREET

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 **JLL** SEE A BRIGHTER WAY

2,007 RSF

RETAIL SPACE FOR LEASE

PROPERTY HIGHLIGHTS

107K

total building
square feet

2K

rentable square feet
of retail available

15'

ceiling heights

32K

cars per day at
17th & Champa

174K

daytime workers
within 1 mile

7K

apartments proposed
or under construction
within 1 mile



MCA
DENVER



Within .5 mile
40,000 workers



University of Colorado
Denver



COMMUNITY COLLEGE OF
DENVER

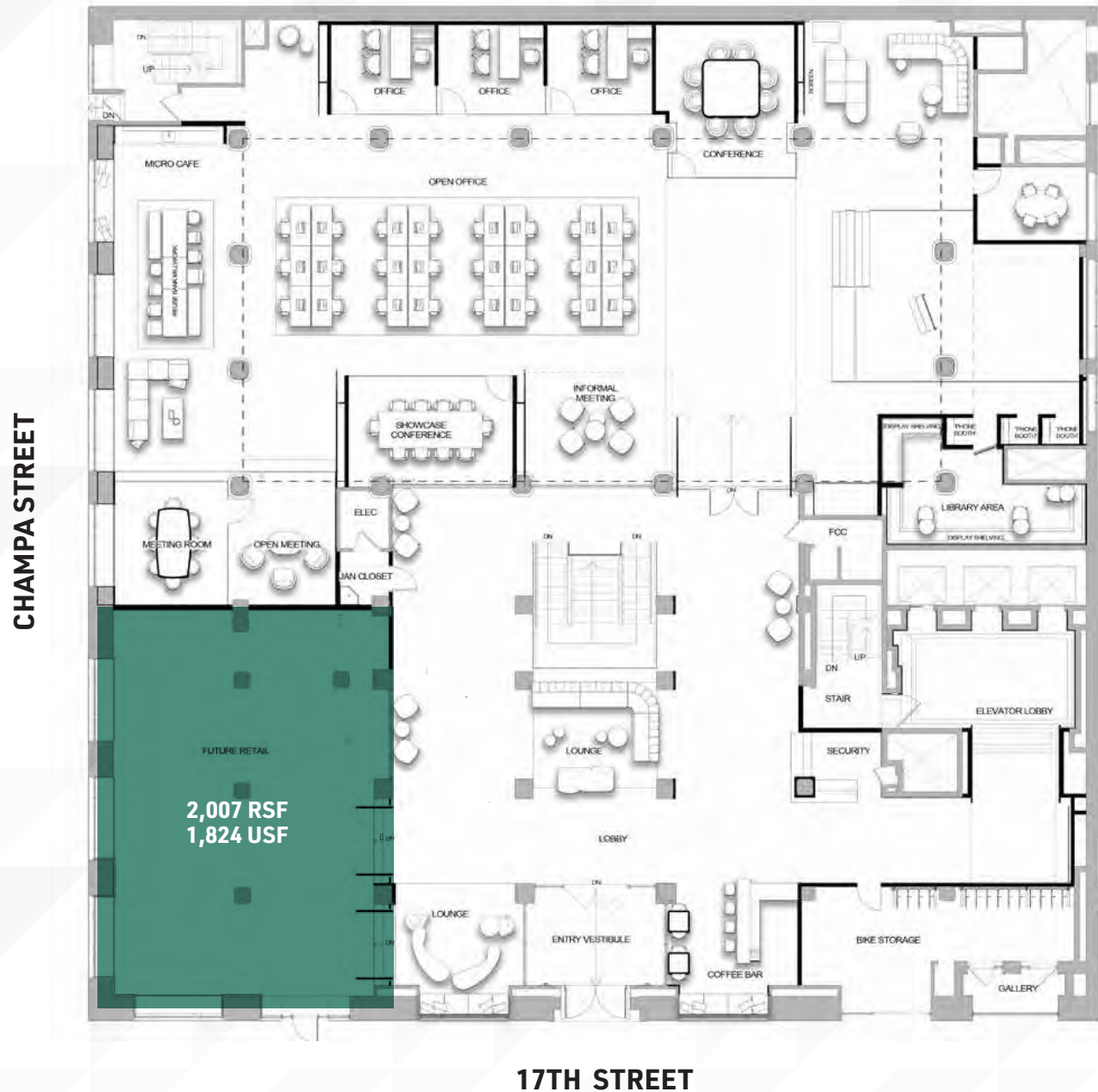


METROPOLITAN STATE UNIVERSITY
OF DENVER



Denver

FLOOR PLAN





DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles
POPULATION	56,810	154,356	260,757
DAYTIME POPULATION	156,170	278,468	392,697
HOUSEHOLDS	34,166	88,431	138,202
AVG. HOUSEHOLD INCOME	\$138,936	\$146,283	\$153,804
AVG. HOME VALUE	\$899,517	\$874,749	\$906,133
MEDIAN AGE	33.4	33.5	34.2

SOURCE: ESRI 2026



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