



# For Lease

## Writer Square

### Property Overview

- Retail available along 16th Street Mall
- Internal retail ideal for medical, financial, restaurant, salon
- 2-level parking garage below and condos and office above

**1512 Larimer St.  
Denver, CO**

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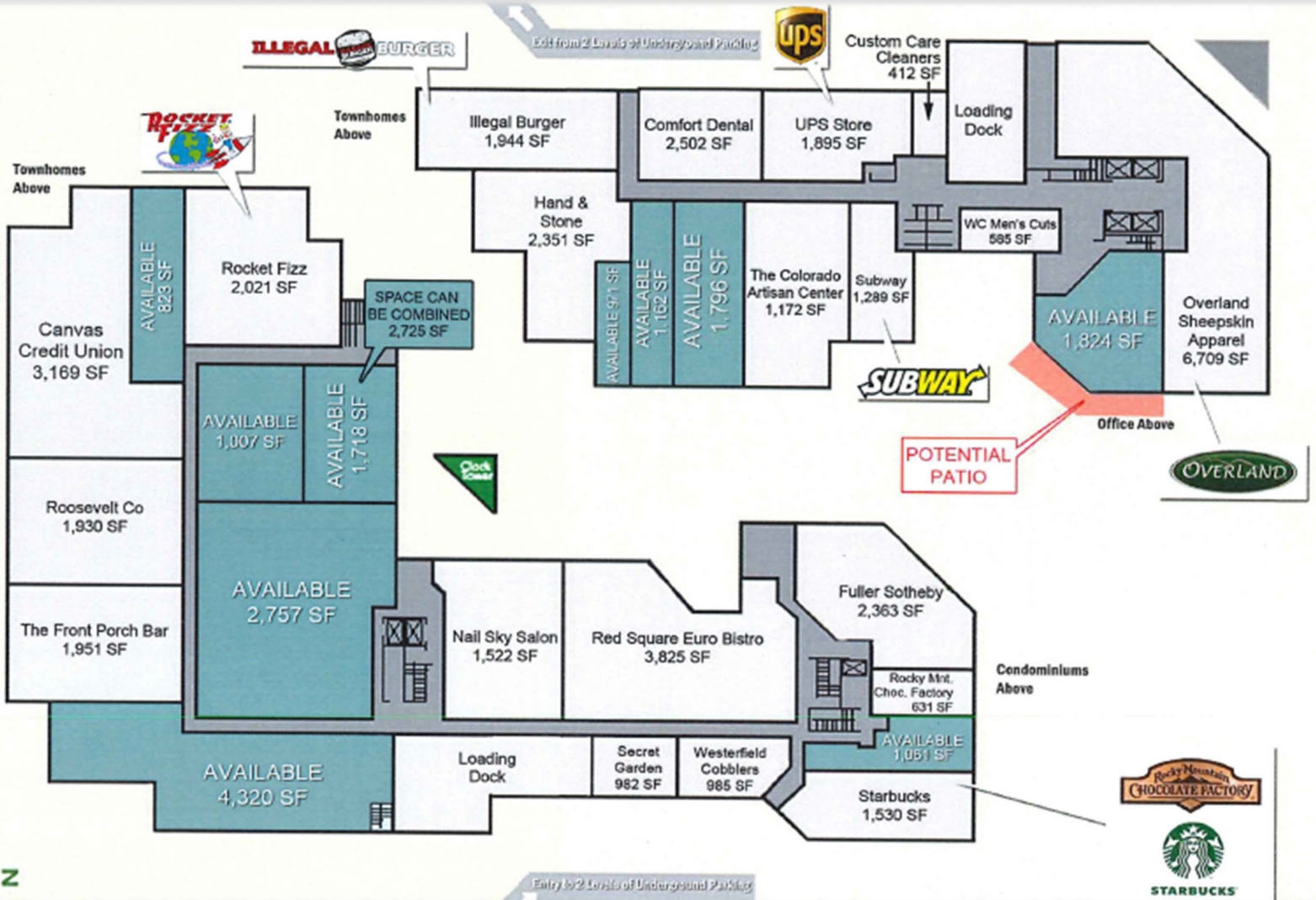
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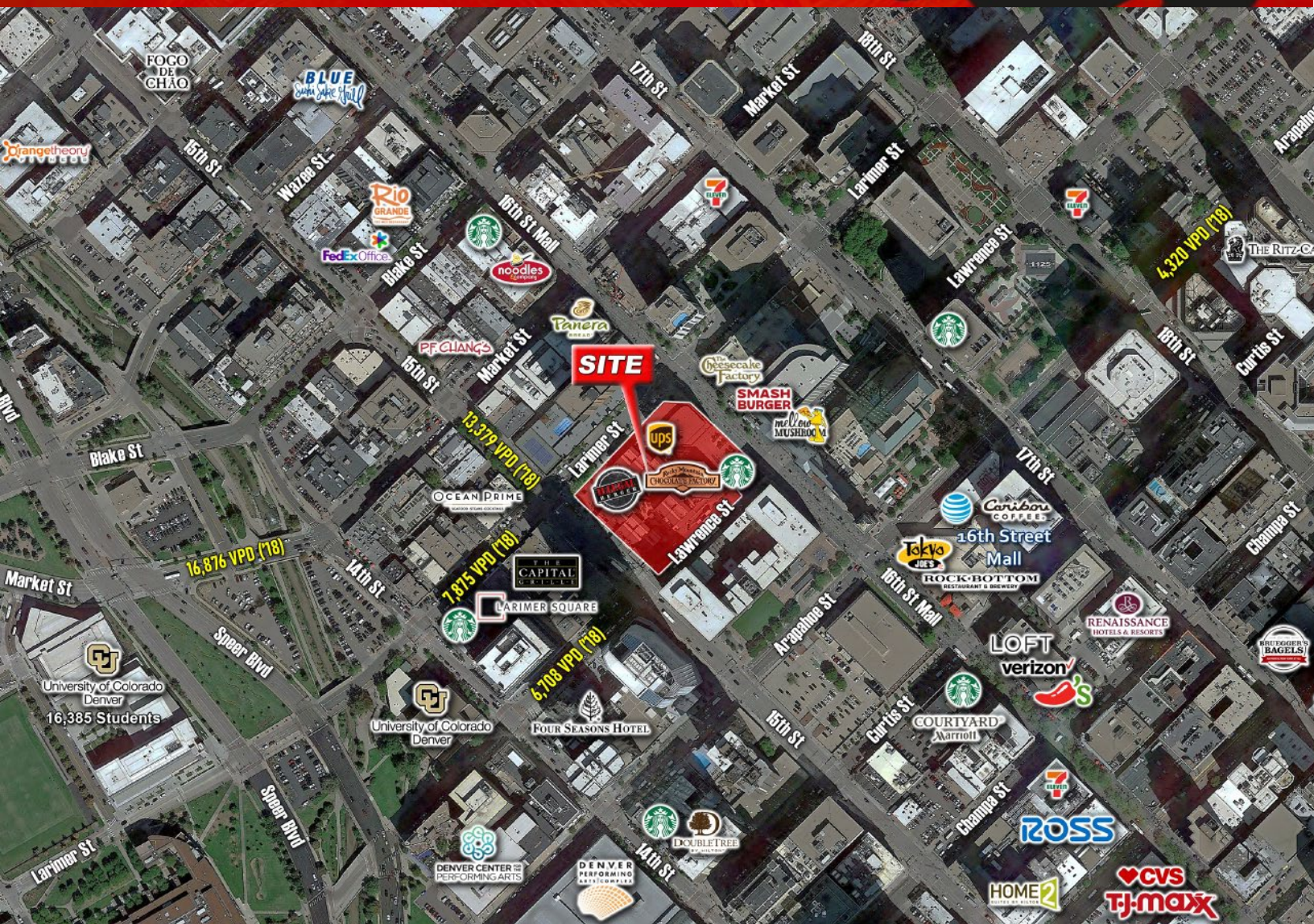
## Site Summary

- 1 Illegal Burger – 1944 SF
- 2 Hand & Stone – 2,351 SF
- 3 **Available - 971 SF**
- 4 **Available - 1,162 SF**
- 5 **Available - 1,796 SF**
- 6 The CO Artisan Center – 1,172 SF
- 7 Subway – 1,289 SF
- 8 Comfort Dental – 2,502 SF
- 9 UPS Store – 1,895 SF
- 10 Custom Care Cleaners 412 SF
- 11 Loading Dock
- 12 Overland Apparel – 6,709 SF
- 13 **Available - 1,824 SF**
- 14 Fuller Sotheby – 2,363 SF
- 15 Rocky Mountain – 631SF
- 16 **Available - 1,061 SF**
- 17 Starbucks – 1,502 SF

## Site Summary

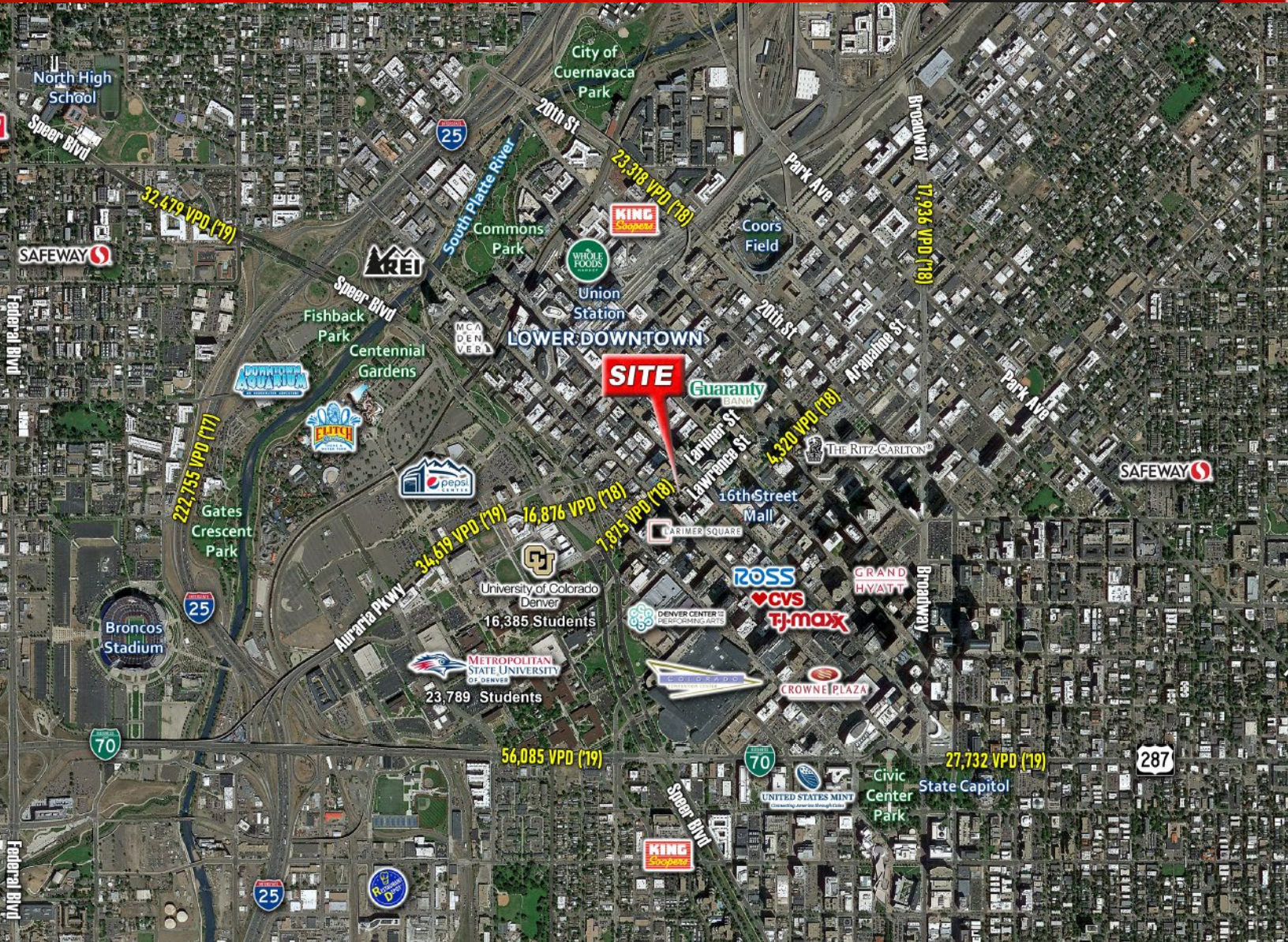
- 18 Red Square Euro Bistro – 3,825 SF
- 19 Westerfield Cobblers – 985 SF
- 20 Secret Garden – 982 SF
- 21 Loading Dock
- 22 **Available - 4,320 SF**
- 23 The Front Porch Bar – 1,951 SF
- 24 Roosevelt Co – 1,930 SF
- 25 Canvas Credit Union – 3,169 SF
- 26 **Available - 823 SF**
- 27 Rocket Fizz – 2,021 SF
- 28 **Available - 1,007 SF** (Has potential to be combined with space 29)
- 29 **Available - 1,718 SF**
- 30 **Available - 2,757 SF**
- 31 WC Men's Cuts – 585 SF

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Demographics	1/4 Mi	1/2 Mi	1 Mi	2 Mi
2020 Est. Pop	2,966	9,050	38,194	135,055
2020 Households	1,740	6,114	23,844	74,622
2020 Daytime Pop	25,462	71,775	122,852	208,313
2020 Average Household Income	\$155,292	\$149,408	\$121,757	\$114,529

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