

RETAIL at 16TH & CHAMPA

1600 Champa Street, Denver, CO 80202



DEMOGRAPHICS



POPULATION

1/4 Mile:	3,672
1/2 Mile:	11,280
1 Mile:	55,348



EMPLOYEES

1/4 Mile:	39,756
1/2 Mile:	97,263
1 Mile:	139,747



AVG. HH INCOME

1/4 Mile:	\$238,739
1/2 Mile:	\$157,994
1 Mile:	\$137,886



HOUSEHOLDS

1/4 Mile:	2,028
1/2 Mile:	7,083
1 Mile:	33,598



TRAFFIC COUNTS

16th St Mall Foot Traffic:	2,500+ Walkers
16th St Mall Free Shuttle:	63k+ Riders

Eli Boymel

720 287 6862

eboymel@creginc.com

Rich Hobbs

720 287 6865

hobbs@creginc.com

PROPERTY OVERVIEW:

- 1st Floor 2,588 SF salon space available
- Can be combined with adjacent 4,422 SF retail space for a total of 7,010 SF
- Prime 16th Street Mall location!
- Strong demographics and pedestrian traffic

JOIN:



and many more!



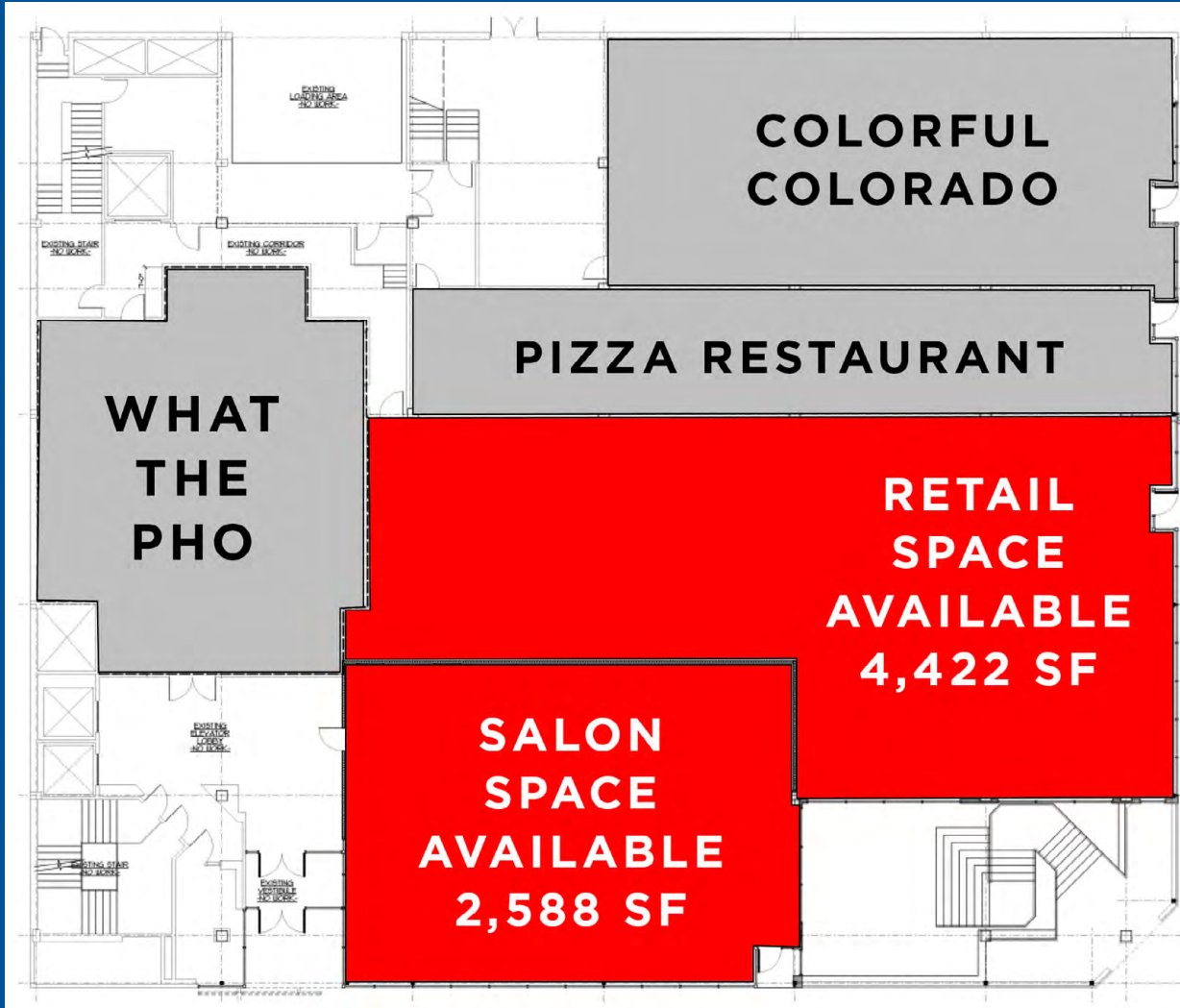
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FIRST FLOOR

2,588 SF Salon Space

Can combined with 4,422 SF retail space for a total of 7,010 SF



1st Floor Salon Space



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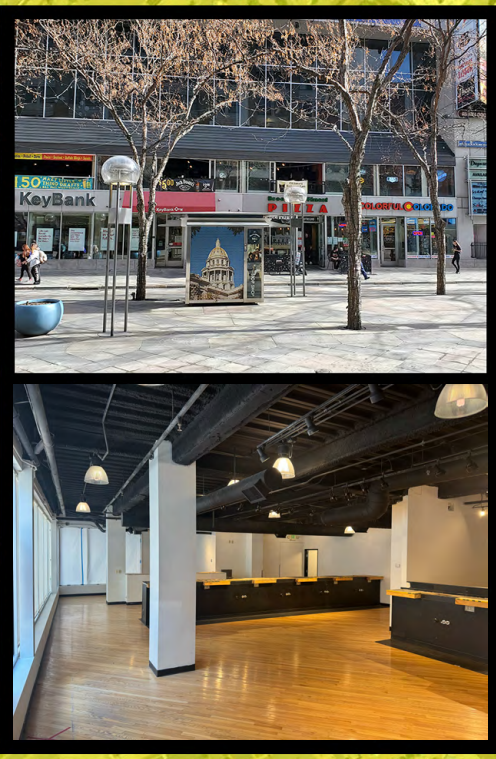
hobbs@creginc.com

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Disclosure Agreement

