

# DOMINION TOWER RETAIL

600 17th Street, Denver, Colorado



## DEMOGRAPHICS

### POPULATION



½ Mile:	12,438
1 Mile:	52,816
2 Mile:	146,309

### EMPLOYEES



½ Mile:	89,194
1 Mile:	140,847
2 Mile:	198,933

### AVG. HH INCOME



½ Mile:	\$153,863
1 Mile:	\$131,780
2 Mile:	\$136,256

### HOUSEHOLDS



½ Mile:	7,771
1 Mile:	32,852
2 Mile:	85,788

### TRAFFIC COUNTS



17th south of Welton:	8,082 vpd
Welton east of 17th:	5,906 vpd

## CONTACT

**Eli Boymel**

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**Rich Hobbs**

720 287 6865

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## PROPERTY OVERVIEW

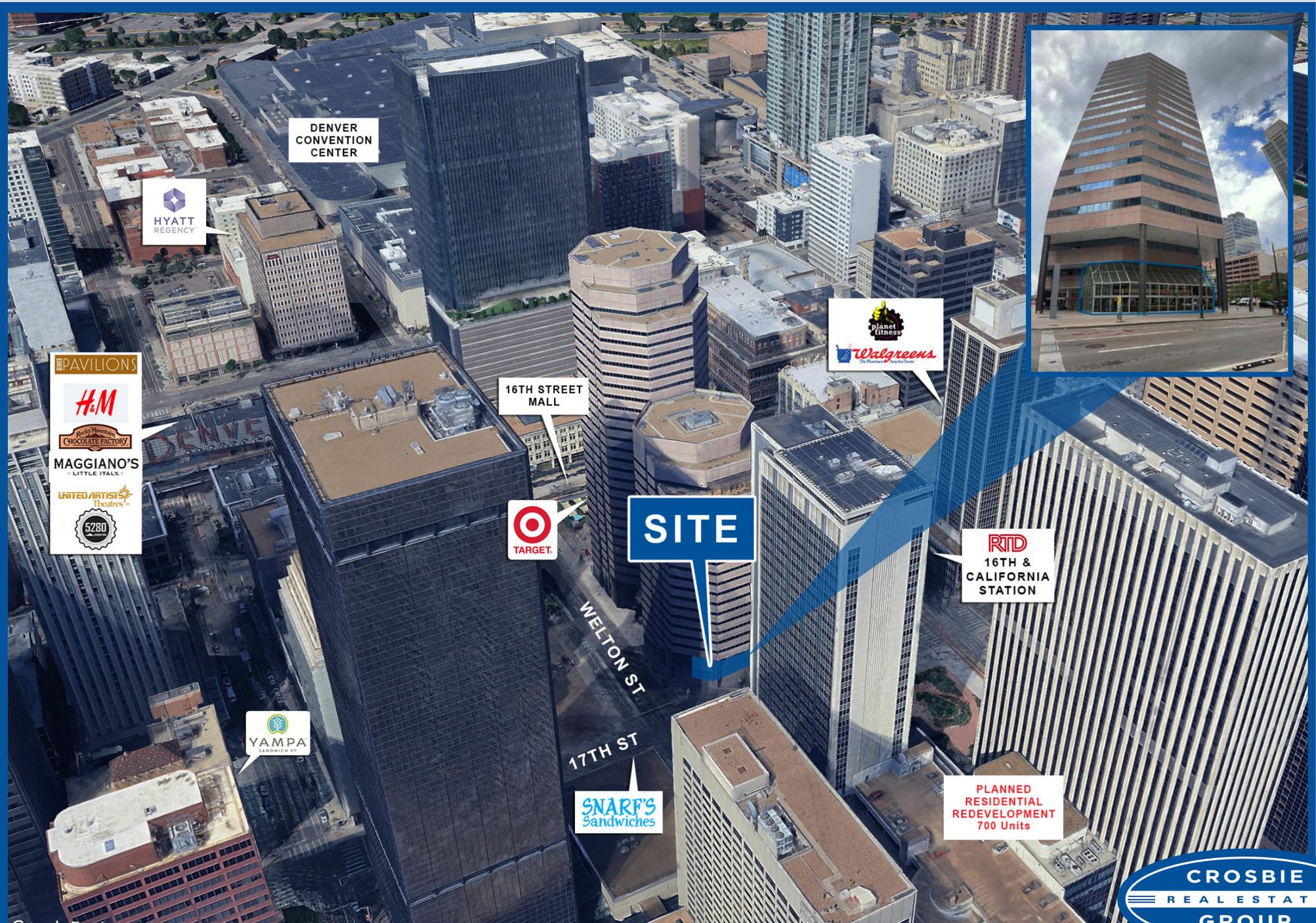
- 3,340 RSF, fully built out restaurant available for lease
- Central Business District location
- Modern glass with prominent frontage to 17th Street
- Patio area available
- Adjacent office towers to be redeveloped to 700 residential units



**CROSBIE**  
REAL ESTATE  
GROUP

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DENVER CONVENTION CENTER



THE PAVILIONS  
H.M.  
CHOCOLATE FACTORY  
MAGGIANO'S LITTLE ITALY  
UNITED ARTISTS Theatres  
5280

16TH STREET MALL



SITE

Planet Fitness  
Walgreens  
The Pharmacy. America's Favorite.



RTD  
16TH & CALIFORNIA STATION



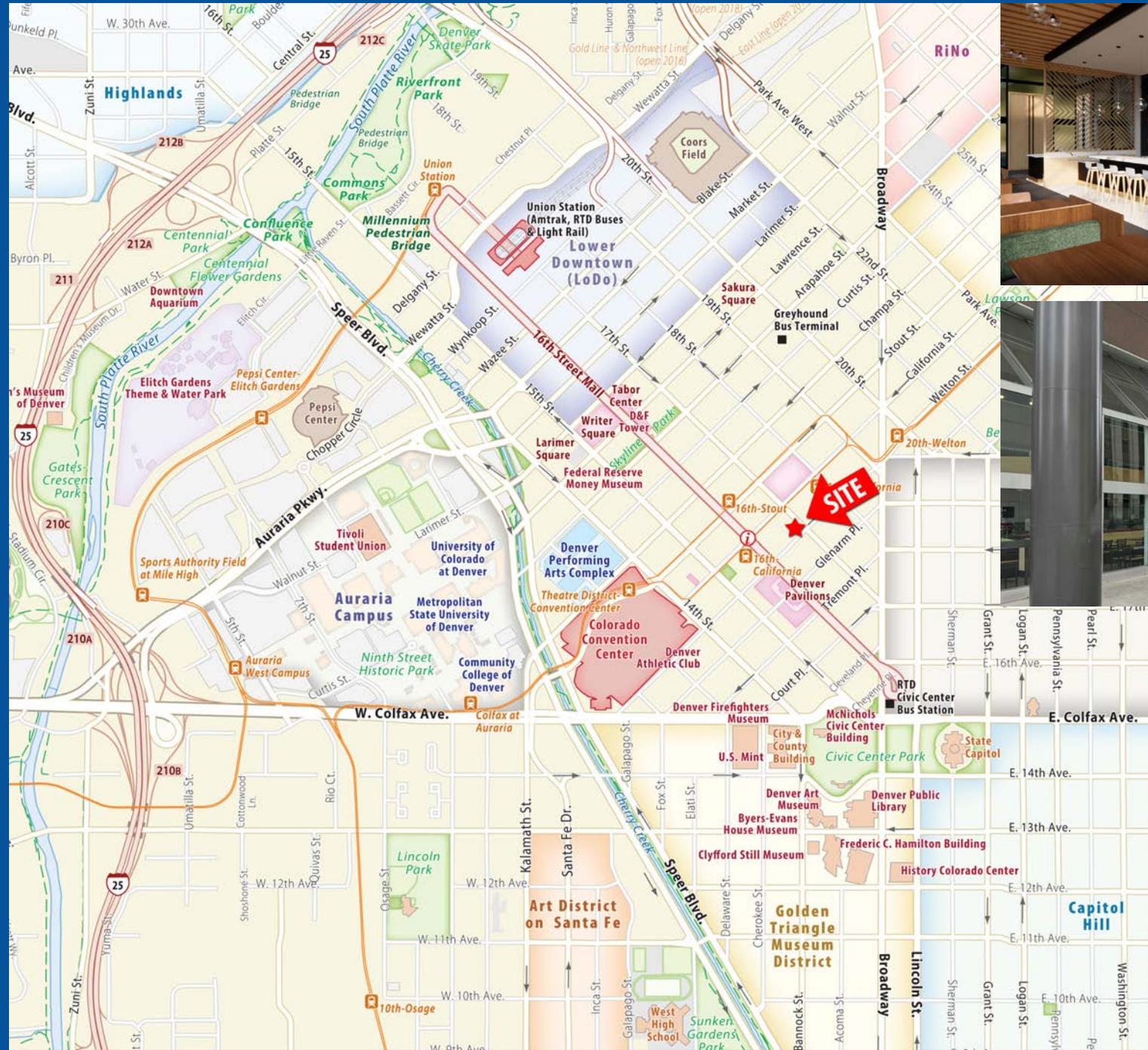
SNARF'S Sandwiches

PLANNED RESIDENTIAL REDEVELOPMENT  
700 Units



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