

# 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

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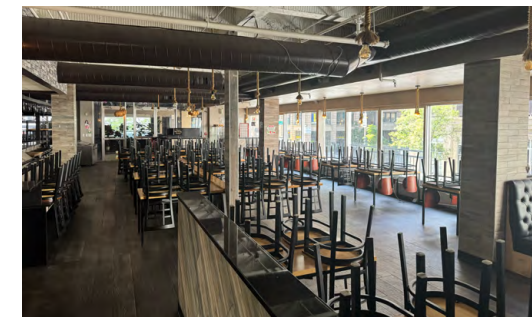
## PROPERTY OVERVIEW:

- 2nd Floor 4,482 SF restaurant space available
- Prime 16th Street Mall location!
- Strong demographics and pedestrian traffic

JOIN:



and many more!



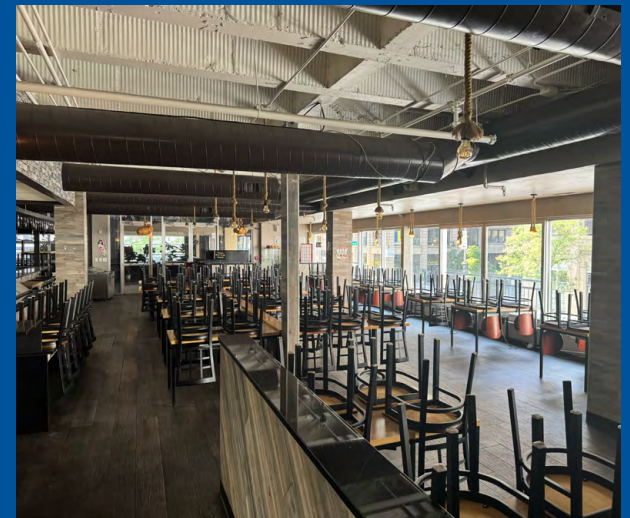
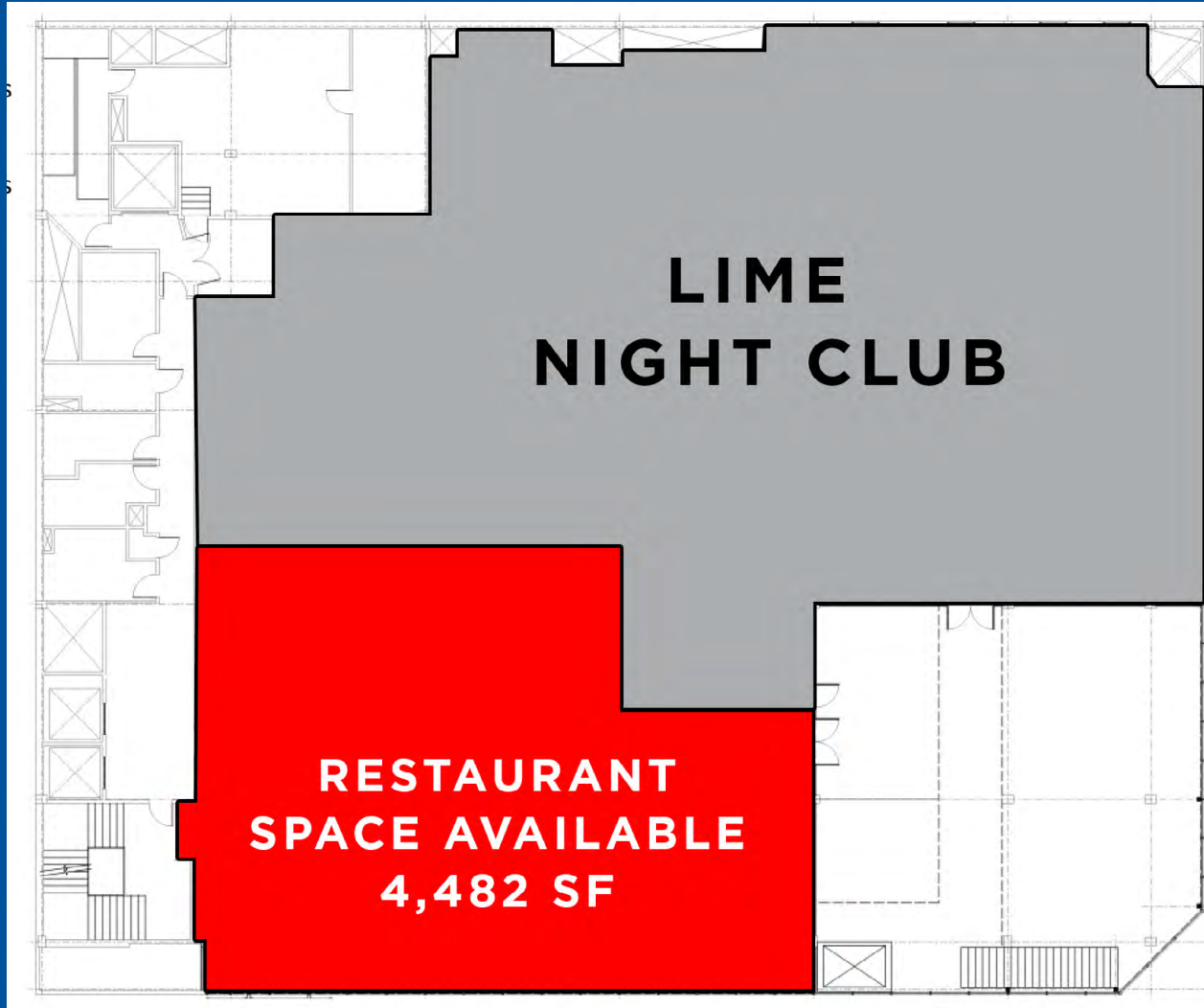
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## 2ND FLOOR

4,482 SF Restaurant Space Available

2nd Floor Restaurant Space



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EMPLOYEES within 1/2 MILE  
97,263

BUSINESSES within 1/2 MILE  
5,412

**SITE**

**RTD**  
42,000  
Passengers  
per day

Disclosure  
Agreement

**CROSBIE**  
REAL ESTATE  
GROUP