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:

- Lower level 2,100 SF space
- Can be combined with adjacent 6,597 SF space for a total of 8,697 SF
- Prime 16th Street Mall location!
- Strong demographics and pedestrian traffic

JOIN: Walgreens The Pharmacy America Trusts; planet fitness; and many more!

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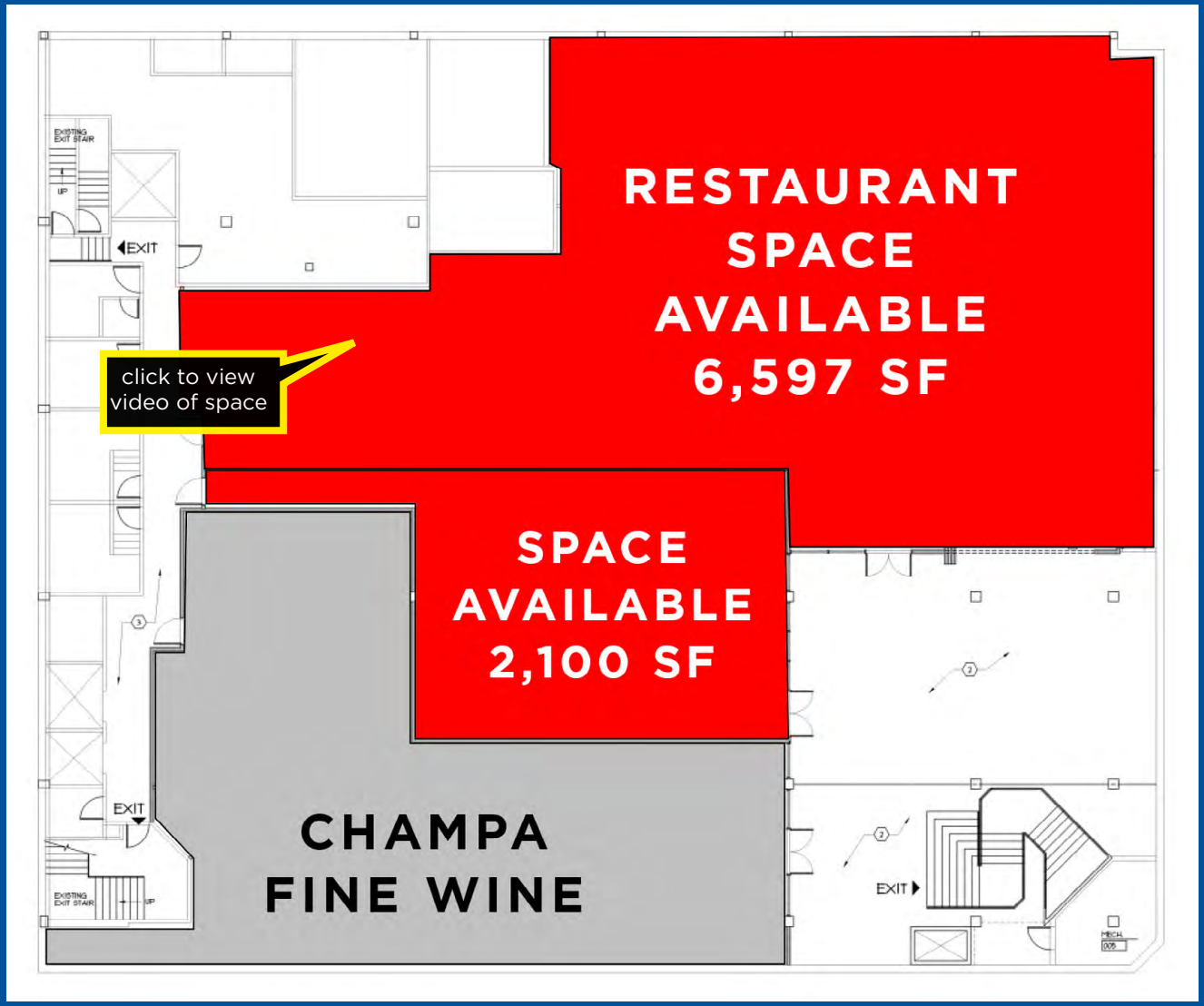
LOWER LEVEL

2,100 SF Space

Can combined with 6,597 SF space for a total of 8,697 SF



Lower Level 2,100 SF Space

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