



CHESTNUT

16 Chestnut Place

DENVER, COLORADO 80202



Retail Space For Lease

THIS IMPRESSIVE 3,142 SQUARE FOOT CORNER SUITE, GROUND FLOOR CLASS A RETAIL SPACE IS AVAILABLE FOR LEASE AND IS LOCATED IN THE HEART OF UNION STATION DIRECTLY ACROSS THE STREET FROM WHOLE FOODS. THIS PROPERTY FEATURES GREAT VISIBILITY, HIGH CEILINGS AND AN ABUNDANCE OF OFFICE, PEDESTRIAN AND UNION STATION FOOT TRAFFIC.



CUSHMAN &
WAKEFIELD



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CALL BROKER FOR PRICING



PROPERTY FEATURES

AVAILABLE SIZE

Rentable: 3,142 SF
Usable: 2,871 SF

PARKING

378 Total spaces
Ratio: .9 : 1,000 SF

RATE

Call broker for pricing

OCCUPANCY

Immediate
Ground floor retail space



UNION STATION DISTRICT



±127,854
POPULATION
IN TWO MILE
RADIUS



\$98,273
AVG HOUSEHOLD
INCOME



60%
POPULATION
HAS A
BACHELOR'S/GRAD/
PROFESSIONAL DEGREE

TWO MILE RADIUS



12,566
TOTAL BUSINESSES

AVG. HOUSEHOLD SIZE



1.8 PEOPLE
PER HOUSEHOLD



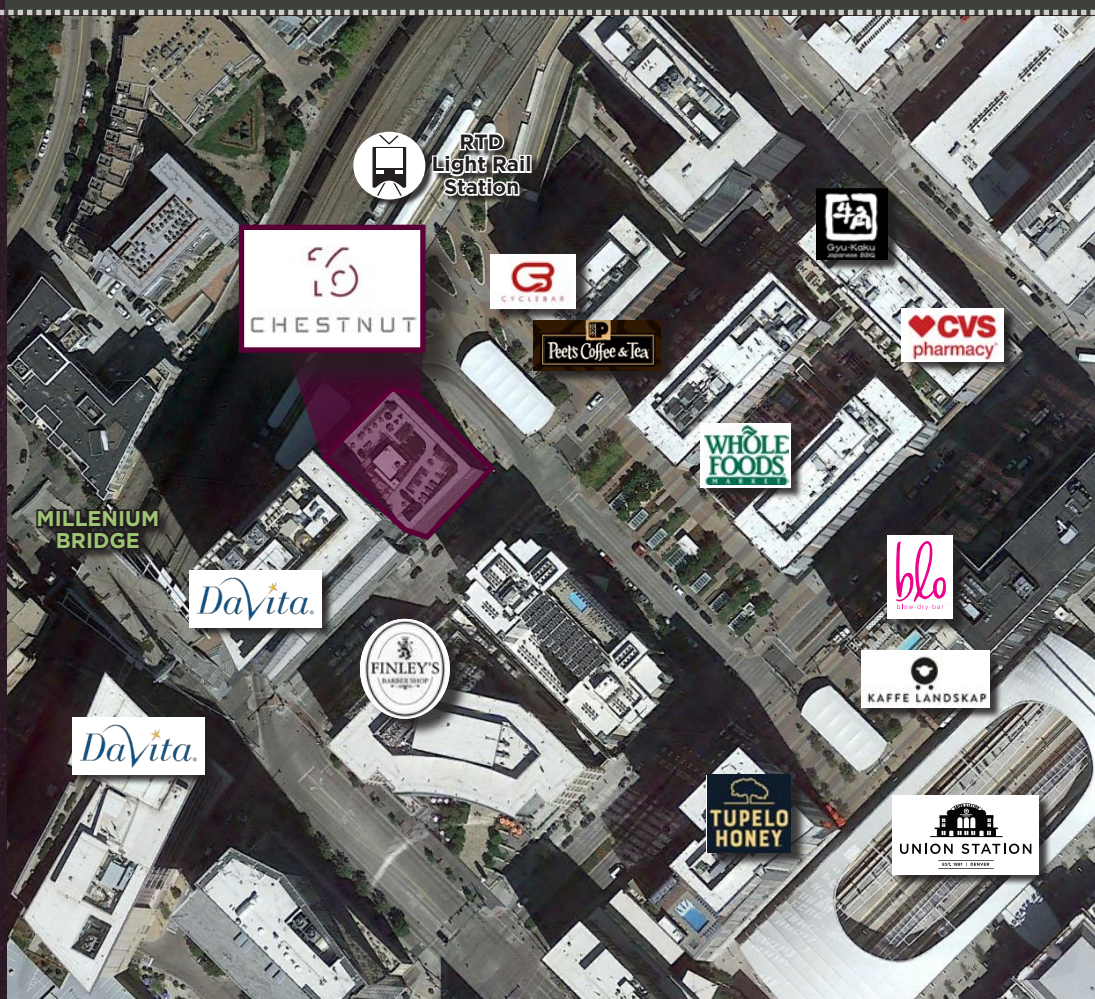
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17TH STREET

CHESTNUT PLACE





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16 CHESTNUT PLACE

Davita



BORN

UNION STATION
EST. 1861 | DENVER

amazon



16th Street Mall

Thirsty Lion

pure barre
lift • tone • burn

WHOLE
FOODS

CVS
pharmacy

Fidelity

hotel
INDIGO

KING
Soopers

HEARTH & DRAM

Wewatta St.

FOR MORE INFORMATION, PLEASE CONTACT

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**CUSHMAN &
WAKEFIELD**

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