

PROPERTY HIGHLIGHTS

Part of a 250-Unit Multifamily Project

81 Rockies Game played annually and attended by 2.9 million spectators

On-site parking spaces for retail as well as street metered parking

Located in the heart of the thriving Ballpark district

Adjacent to the new Broadstone Street Multifamily complex which will have 164 units

SITE INFORMATION

2,617 SF of retail space available

Lease Rate Negotiable

NNN: \$13.21/SF

1 MILE

2 MILES

3 MILES

POPULATION



31,706

206,614

441,245

AVERAGE HH INCOME



\$101,547

\$81,582

\$84,927

DAYTIME POPULATION



139,501

359,388

623,834

BUSINESSES



6,381

15,859

28,322

ESRI, 2017 Estimates

TRAFFIC COUNTS



26,173 VPD

On 22nd Street North of Blake Street

19,940 VPD

On 22nd Street SE of Market Street

9,824 VPD

On Market Street West of 22nd Street

24,022 VPD

On 22nd Street North of Market Street

MPSI 2016 Estimates



SANDLOT BREWERY & RIGHT FIELD ENTRANCE

COORS FIELD



No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.



Downtown Retail Space For Lease

TwentyOne | 01

ON MARKET

2101 MARKET STREET | DENVER, CO 80205

Colliers
INTERNATIONAL

TwentyOne | 01

ON MARKET

Be a part of Denver's growing future.



JAY LANDT | 303 283 4569 | jay.landt@colliers.com

LISA VELA | 303 283 4575 | lisa.vela@colliers.com

COLLIERS INTERNATIONAL

4643 South Ulster Street | Suite 1000 | Denver, CO 80237

303 745 5800 | 303 745 5888 | www.colliers.com