



UPTON

RESIDENCES

RETAIL LEASING

Presented by



# UPTON DENVER



Upton will be Denver's newest high-rise residence in one of the most sought after locations. An architecturally inspired building with designer interiors and lavish amenities. All this towering above one of the most central and connected neighborhoods in Denver with breathtaking city and mountain views.

## THE BUILDING

461 - Unit condominium project across two towers

- North Tower : 32 floors, 192 residences
- South Tower : 38 floors, 269 residences
- Includes co-working spaces, social lounge, pool and, fitness facility
- Convenience to downtown offices, Auraria Campus (MSU/Community College of Denver/CU Denver), Ball Arena, Buell Theater, Coors Field, Capitol Hill, Denver Convention Center, Larimer Square, Mile High Stadium, Performing Arts Complex and Union Station.

## THE RETAIL

± 11,359 SF total retail space

- First generation – grey shell delivery
- Contiguous spaces range from ± 1,391 - 7,676 SF, with divisions available
- Select spaces are outfitted with provisions for grease traps and kitchen exhausts
- 19'4" ceiling heights
- Full height glass storefronts
- Patio potential pending Denver review and approval
- Great exposure with 26,448 VPD on Broadway and 12,601 VPD on 18th Street
- Sign Band

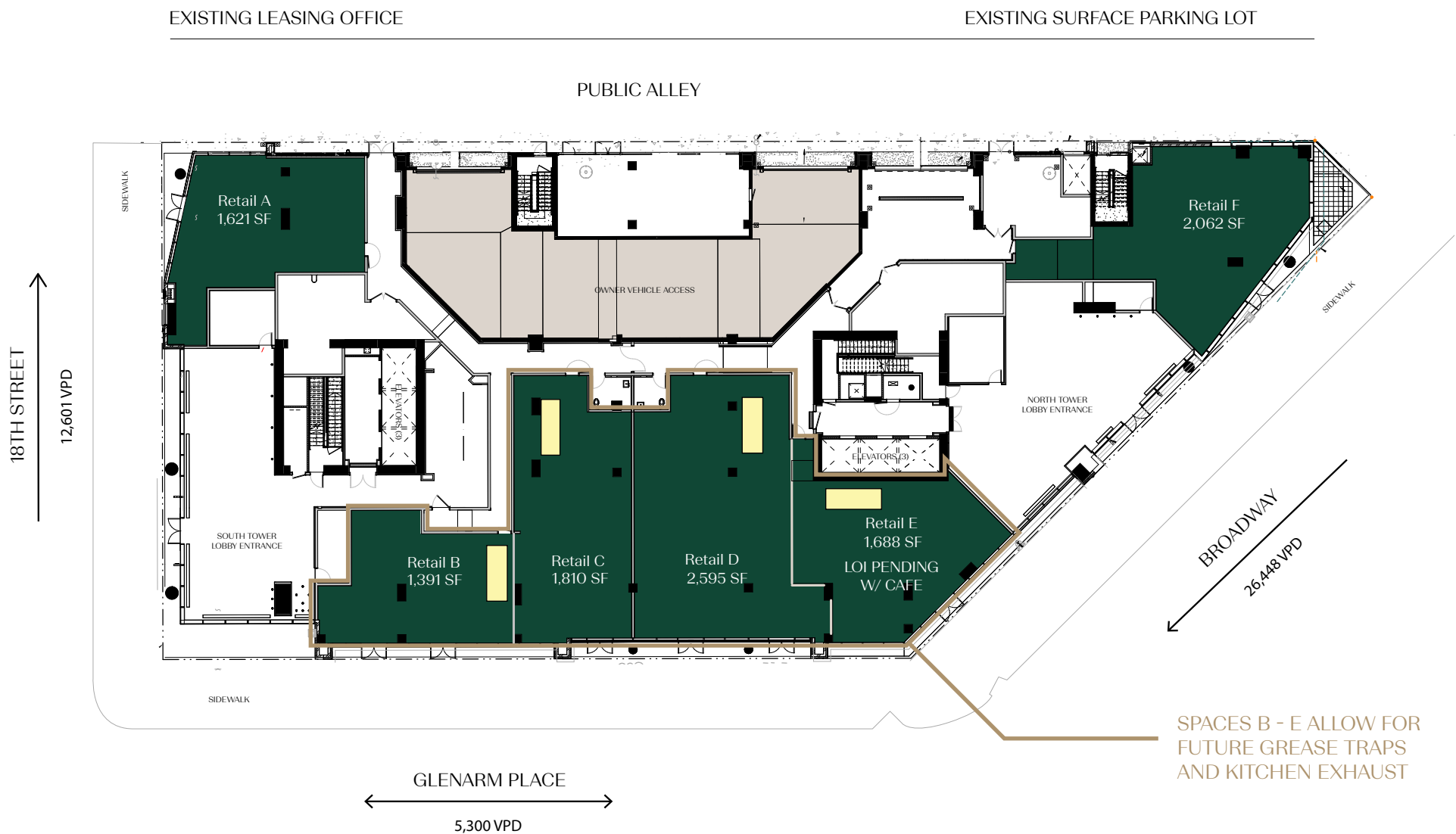


# RENDERING

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# SITE PLAN

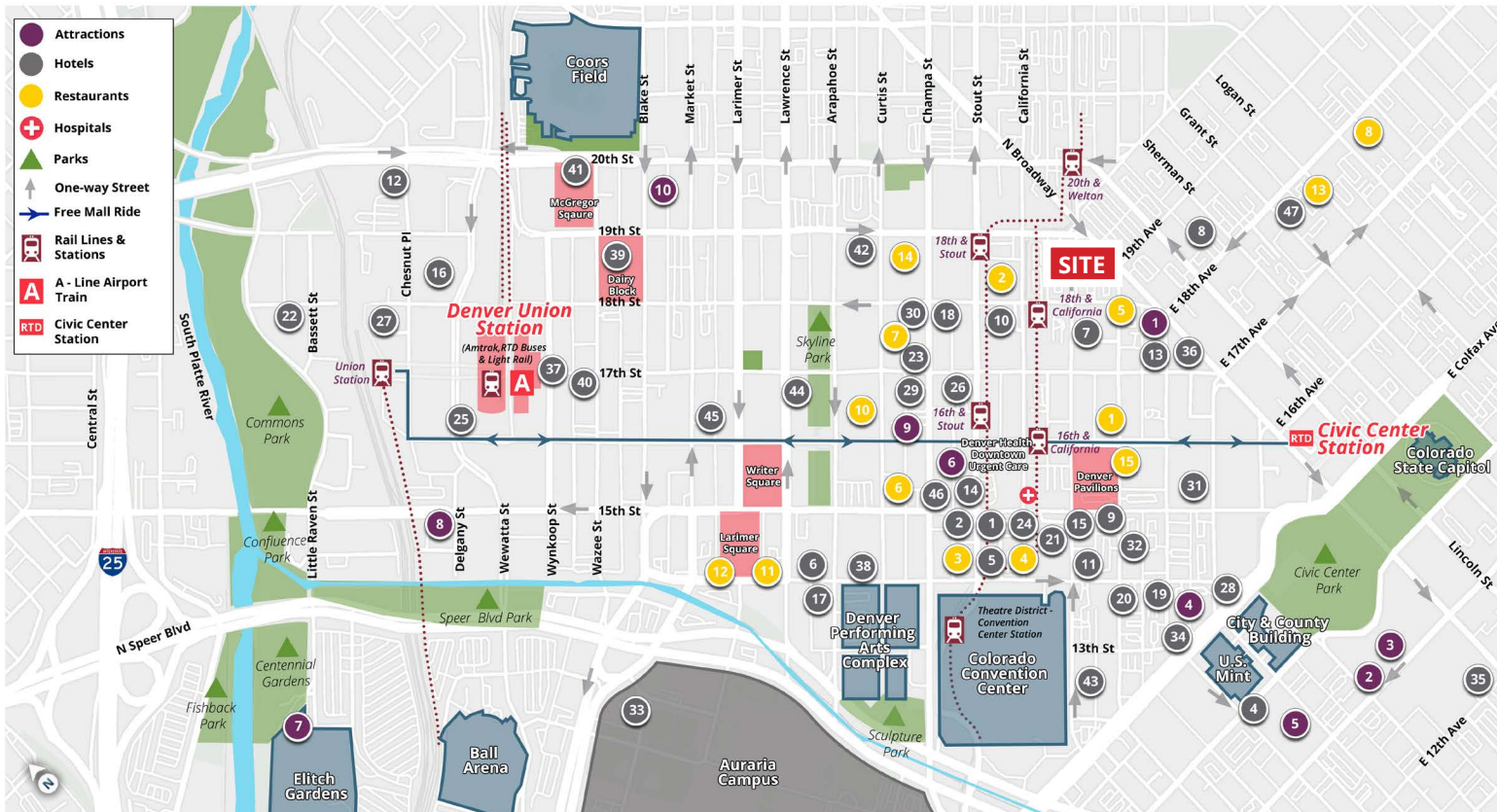


Future Kitchen Exhaust Location

\*\*Square Footage is estimated and will be remeasured.\*\*



# HOTELS & ATTRACTIONS AERIAL



## RESTAURANTS

- 1 West Saloon & Kitchen
- 2 Guard & Grace Steakhouse
- 3 Stout Street Social
- 4 Corinne
- 5 La Loma
- 6 Sam's No.3 Burger
- 7 Panzano
- 8 Steuben's Upton
- 9 Chopstickers
- 10 Range Restaurant
- 11 Capital Crille
- 12 Rioja
- 13 Gattara
- 14 Syrup
- 15 5280 Burger Bar

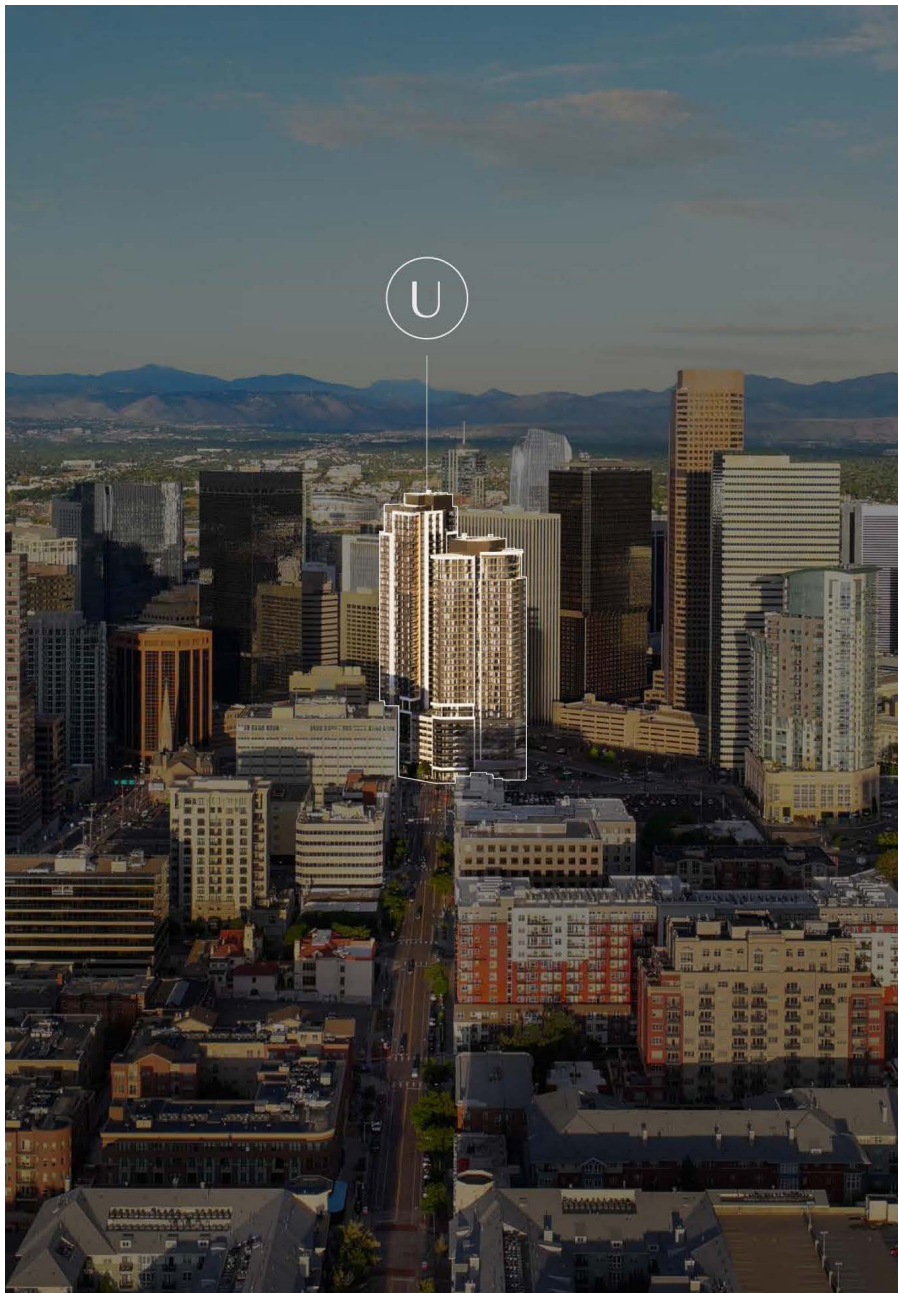
## HOTELS

|                              |                        |                                |                                 |                              |
|------------------------------|------------------------|--------------------------------|---------------------------------|------------------------------|
| 1 AC Hotel                   | 11 Hilton Garden Inn   | 21 Hyatt Regency CCC           | 31 Sheraton                     | 41 The Rally Hotel           |
| 2 Aloft                      | 12 Hilton Garden Inn   | 22 Kasa Union Station          | 32 Sonesta                      | 42 The Ritz-Carlton          |
| 3 Courtyard by Marriott      | 13 Holiday Inn Express | 23 Kimpton Hotel Monaco        | 33 Springhill Suites            | 43 TheState,TapestrybyHilton |
| 4 Element by Westin          | 14 Home2 Suites        | 24 Le Meridien                 | 34 Staybridge Suites            | 44 The Westin                |
| 5 Embassy Suites             | 15 Homewood Suites CCC | 25 Limelight                   | 35 TheARTHotel,CurioCollection  | 45 Thompson Denver           |
| 6 Four Seasons Hotel         | 16 Hotel Indigo        | 26 Magnolia, Tribute Portfolio | 36 The Brown Palace Hotel & Spa | 46 Tru by Hilton CCC         |
| 7 Grand Hyatt                | 17 Hotel Teatro        | 27 Mint House                  | 37 The Crawford Hotel           | 47 Warwick Hotel             |
| 8 Hampton Inn & Suites       | 18 Hyatt Centric       | 28 Populus                     | 38 The Curtis - Doubletree      |                              |
| 9 Hampton Inn & Suites CCC   | 19 Hyatt House         | 29 Renaissance                 | 39 The Maven                    |                              |
| 10 Hilton Denver City Center | 20 Hyatt Place         | 30 Resident Inn by Marriott    | 40 The Oxford                   |                              |

## ATTRACTIONS

- 1 AmericanMuseumofWesternArt-TheAnschutzCollection
- 2 Center for Colorado Women's History
- 3 Denver Art Museum
- 4 Denver Firefighters Museum
- 5 Denver Police Museum
- 6 Denver Selfie Museum
- 7 Elitch Gardens Theme & Water Park
- 8 Museum of Contemporary Art
- 9 Museum of Illusions
- 10 National Ballpark Museum

# DEMOGRAPHICS



## 1 MILE

52,401  
Population  
164,467  
Daytime Population  
31,907  
Households  
\$127,608  
Average HH Income

## 3 MILES

247,273  
Population  
394,924  
Daytime Population  
132,798  
Households  
\$145,591  
Average HH Income

## 5 MILES

498,575  
Population  
659,220  
Daytime Population  
237,300  
Households  
\$143,175  
Average HH Income

## 5 MINUTE WALK

2,916  
Population  
26,740  
Daytime Population  
1,874  
Households  
\$132,595  
Average HH Income

## 10 MINUTE WALK

13,002  
Population  
74,041  
Daytime Population  
8,460  
Households  
\$128,822  
Average HH Income

## 15 MINUTE WALK

27,346  
Population  
116,966  
Daytime Population  
16,498  
Households  
\$121,433  
Average HH Income



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