

1776 CHAMPA STREET

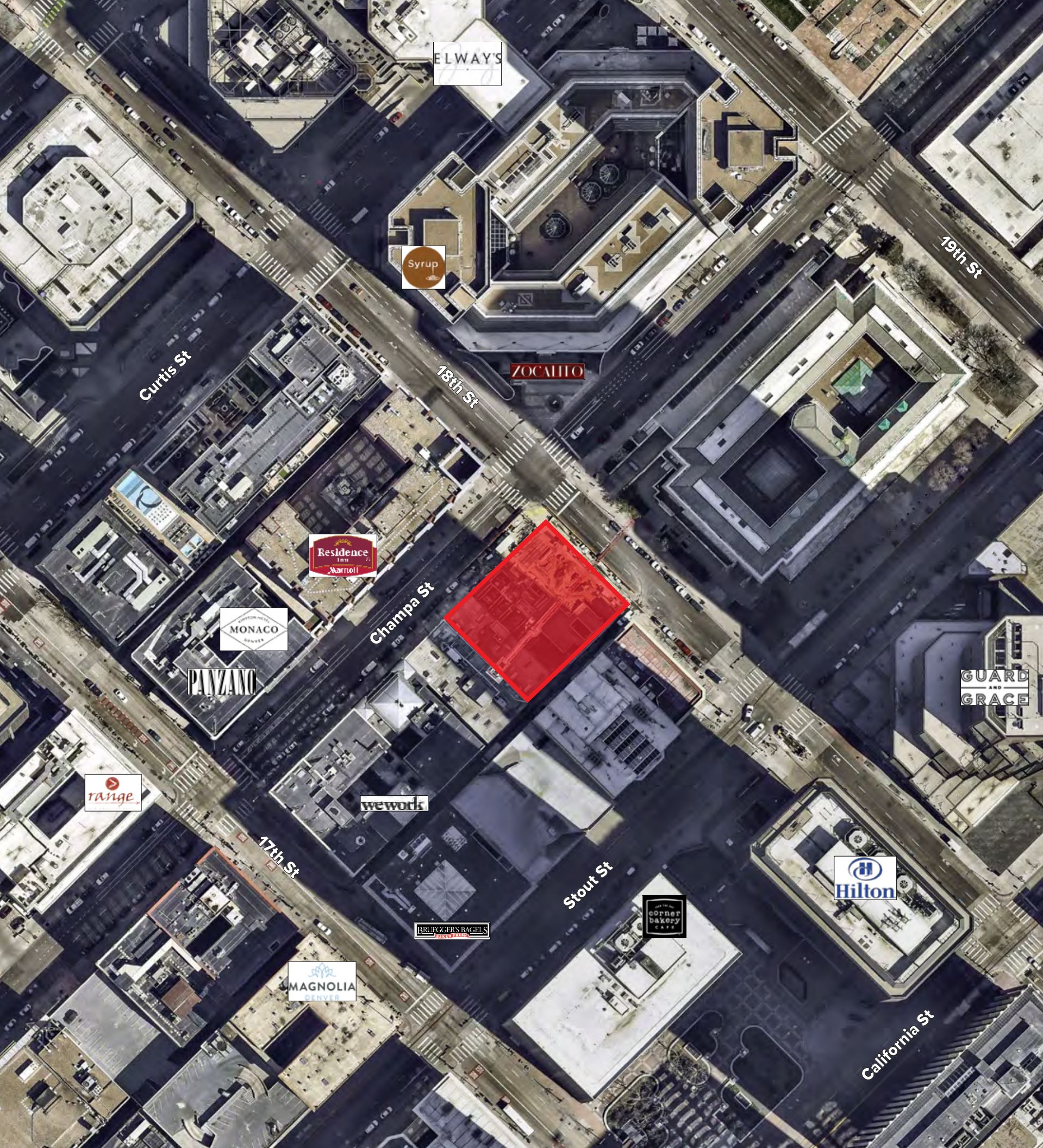
DENVER, COLORADO

UNMATCHED HOTEL RESTAURANT OPPORTUNITY

LEGEND
PARTNERS ■■■■

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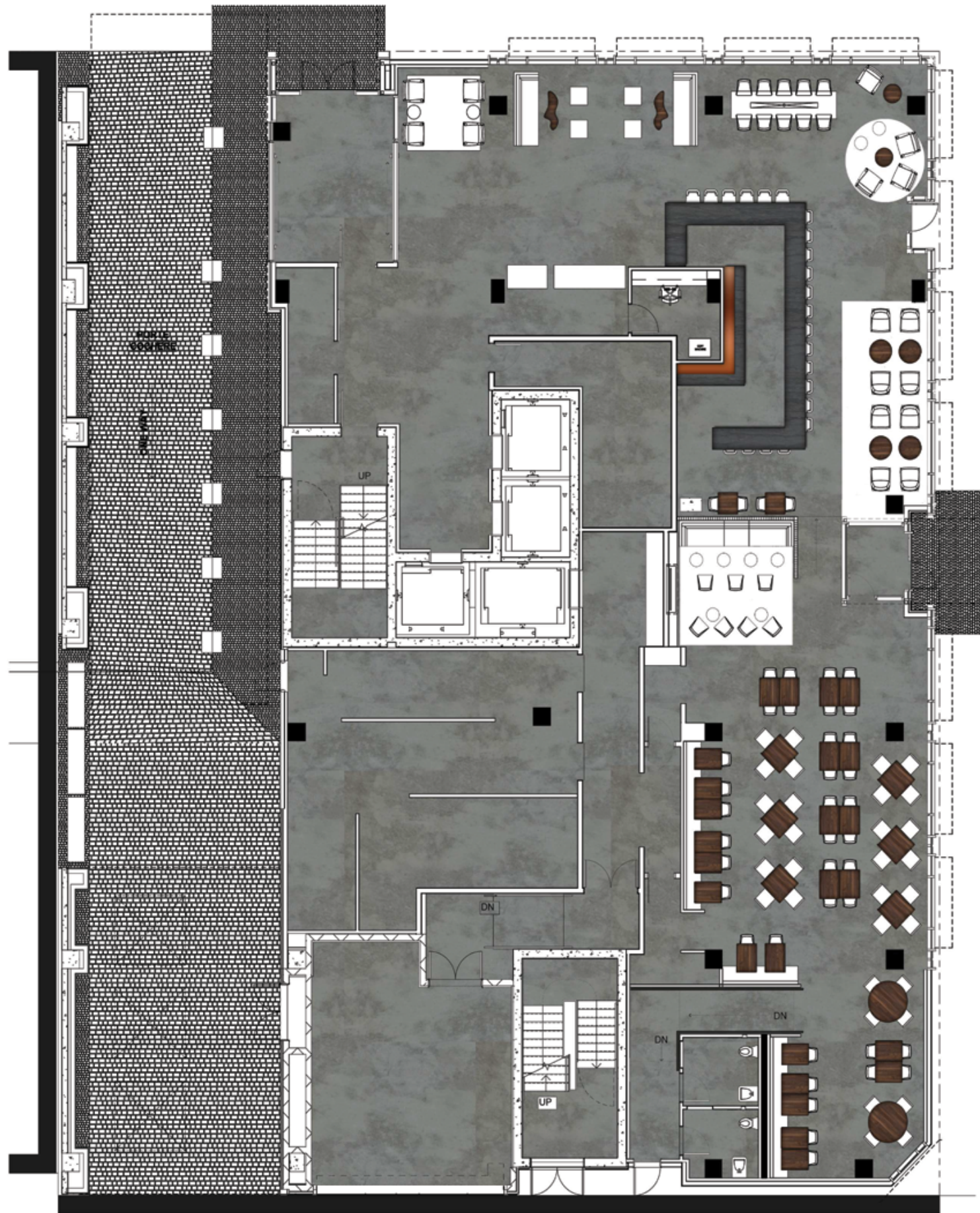
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WE'RE PLEASED TO ANNOUNCE THE ARRIVAL OF **DENVER'S NEWEST BOUTIQUE HOTEL EXPERIENCE. LOCATED AT THE CORNER OF 18TH AND CHAMPA.** THIS LIFESTYLE HOTEL FEATURES EVERY MODERN AMENITY INCLUDING A STATE OF THE ART FITNESS FACILITY, SOCIAL SPACES, STREAMLINED ROOMS WITH THE LATEST TECHNOLOGY, AND AN ENGAGED TEAM TO PROVIDE LOCAL EXPERTISE ON THE BEST FOOD, NIGHTLIFE, AND ACTIVITIES DENVER HAS TO OFFER. THE ELEVATING FACTOR TO THIS HOTEL EXPERIENCE IS **A RESTAURANT HIGHLIGHTING LOCALLY INSPIRED FOOD AND SIGNATURE COCKTAILS TO BE ENJOYED IN THE BAR** ADJACENT TO THE LOBBY, THE MARQUEE CORNER RESTAURANT, OR ON THE 12TH FLOOR ROOFTOP.

DOWNTOWN DENVER HAS UNDERGONE A RENAISSANCE AND HAS BECOME **A TOP TOURIST DESTINATION IN THE US.** THE HOTEL IS IDEALLY SITUATED BLOCKS FROM THE COLORADO CONVENTION CENTER, THE DENVER PERFORMING ARTS COMPLEX, UNION STATION AND THE 16TH STREET OUTDOOR PEDESTRIAN MALL. DOWNTOWN IS ALSO HOME TO **SPORTS AND ENTERTAINMENT VENUES SUCH AS THE PEPSI CENTER, COORS FIELD, AND EMPOWER FIELD AT MILE HIGH.**

1776 CHAMPA STREET



RESTAURANT OPPORTUNITY IN A 12-STORY, UPSCALE, BOUTIQUE HOTEL



3,275 SF AVAILABLE WITH 12TH STORY ROOFTOP CATERING AND SPECIAL EVENTS SPACE OVERLOOKING THE MOUNTAINS AND DOWNTOWN DENVER



ELEGANTLY FINISHED RESTAURANT SPACE DELIVERED WITH INTERIOR COMPLETELY BUILT OUT WITH MODERN, SOPHISTICATED FINISHES



HOTEL CATERS TO THE SAVVY EXPLORER, THE CURIOUS MINDED TRAVELER **LOOKING FOR AN UPGRADE, COSMOPOLITAN EXPERIENCE**



TRADE AREA HAS **LARGEST, MOST DENSE DAYTIME POPULATION IN COLORADO**



NUMEROUS HOTELS WITHIN A 2-MINUTE WALK: THE RITZ CARLTON, MAGNOLIA, GRAND HYATT, HILTON CITY CENTER, SHERATON, HOTEL MONACO, AS WELL AS SOME OF DENVER MOST SUCCESSFUL RESTAURANTS: PANZANO AND GUARD & GRACE

DEMOGRAPHICS



	.5 MILE	1 MILE	2 MILE
2019 EST. POPULATION	12,004	45,695	135,029
2024 PROJECTED POPULATION	12,864	49,224	145,499
2019 EST. DAYTIME POPULATION	80,370	140,152	241,172



2019 EST. AVG HH INCOME	\$98,499	\$96,245	\$90,852
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2019 EST. HOUSEHOLDS	8,371	30,173	78,733
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2019 EST. BUSINESSES	4,443	8,059	15,376
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COORS FIELD
50,455 SEATS
38,000 SF ROOFTOP TAVERN

MCGREGOR SQUARE
23,000 vpd

13,000 vpd

49,000 vpd

10,000 vpd

13,000 vpd

10,000 vpd

26,000 vpd

PEPSI CENTER
200 ANNUAL EVENTS
21,000 SEATS
1,000 EMPLOYEES PER EVENT

DENVER PERFORMING ARTS COMPLEX

COLORADO CONVENTION CENTER
NEARLY 1 MILLION ANNUAL VISITORS
PLANNED EXPANSION OF 235,000 SF

80 STORY MIXED-USE DEVELOPMENT

500,000 SF MIXED USE DEVELOPMENT OFFICE AND HOSPITALITY 32 STORIES

DEVELOPMENT WITH RESIDENTIAL OFFICE & RETAIL UC

PROPOSED 900 UNIT RESIDENTIAL

PROPOSED 700 UNIT RESIDENTIAL

65,000 SF OFFICE TOWER

THE CAPITAL GRILL-LITE

PROPOSED HOTEL & RESIDENTIAL

TAMAYO

FOUR SEASONS

EDGE

COURTYARD MARRIOTT

ROSS DRESS FOR LESS

TJ-maxx

TARGET

HENRY'S TAVERN

VICTORIA'S SECRET FOREVER 21 BANANA REPUBLIC bareMinerals UNIQLO H&M

MAGGIANO'S LITTLE ITALY

Yard House

Sheraton

Hilton

PANZANO

WESTIN HOTELS & RESORTS

Panera

OCEAN PRIME

OSTERIA MARCO

Wahoo's

Office DEPOT

My Favorite Muffin

TATTERED COVER BOOK STORE

7-Eleven

URBAN FARMER

WYNKOOP GROWING COMPANY

THE OXFORD HOTEL

NEXT DOOR

ZOE MA MA

WHOLE FOODS MARKET

KING SUPPER

MERCANTILE

RODIZIO GRILL

Red Hot CHOPHOUSE & BREWERY

hopdoddy

Snooze AN AM. EATERY

STOIC & GENUINE

JACKSON'S

FIT 36

VIEWHOUSE

BROTHERS BAR & GRILL

ELWAYS

GUARD GRACE

ZOCALTO

Woody Creek

ROCK-BOTTOM

Stout & Co

BELCO CREDIT UNION

Walgreens

range

MODERN MARKET

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DOWNTOWN DENVER



NEW JOBS ADDED SINCE 2010 IN DOWNTOWN DENVER



RESIDENTIAL UNITS IN THE PIPELINE IN DOWNTOWN DENVER



HOTEL ROOMS NEAR CONVENTION CENTER



TECH BUSINESSES IN DOWNTOWN DENVER



DEVELOPMENT INVESTMENTS IN DOWNTOWN DENVER



RETAIL SALES GROWTH IN DOWNTOWN DENVER



CONVENTION CENTER ATTENDANCE



EVENTS HOSTED AT THE CONVENTION CENTER



RESIDENTS LIVING IN DOWNTOWN DENVER



OVERNIGHT VISITORS TO DOWNTOWN DENVER



SPENT BY OVERNIGHT VISITORS



VISITORS SUPPORTED JOBS IN DOWNTOWN DENVER





THE EATERY



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