

TRADE AREA DEMOGRAPHICS

TRAFFIC COUNTS

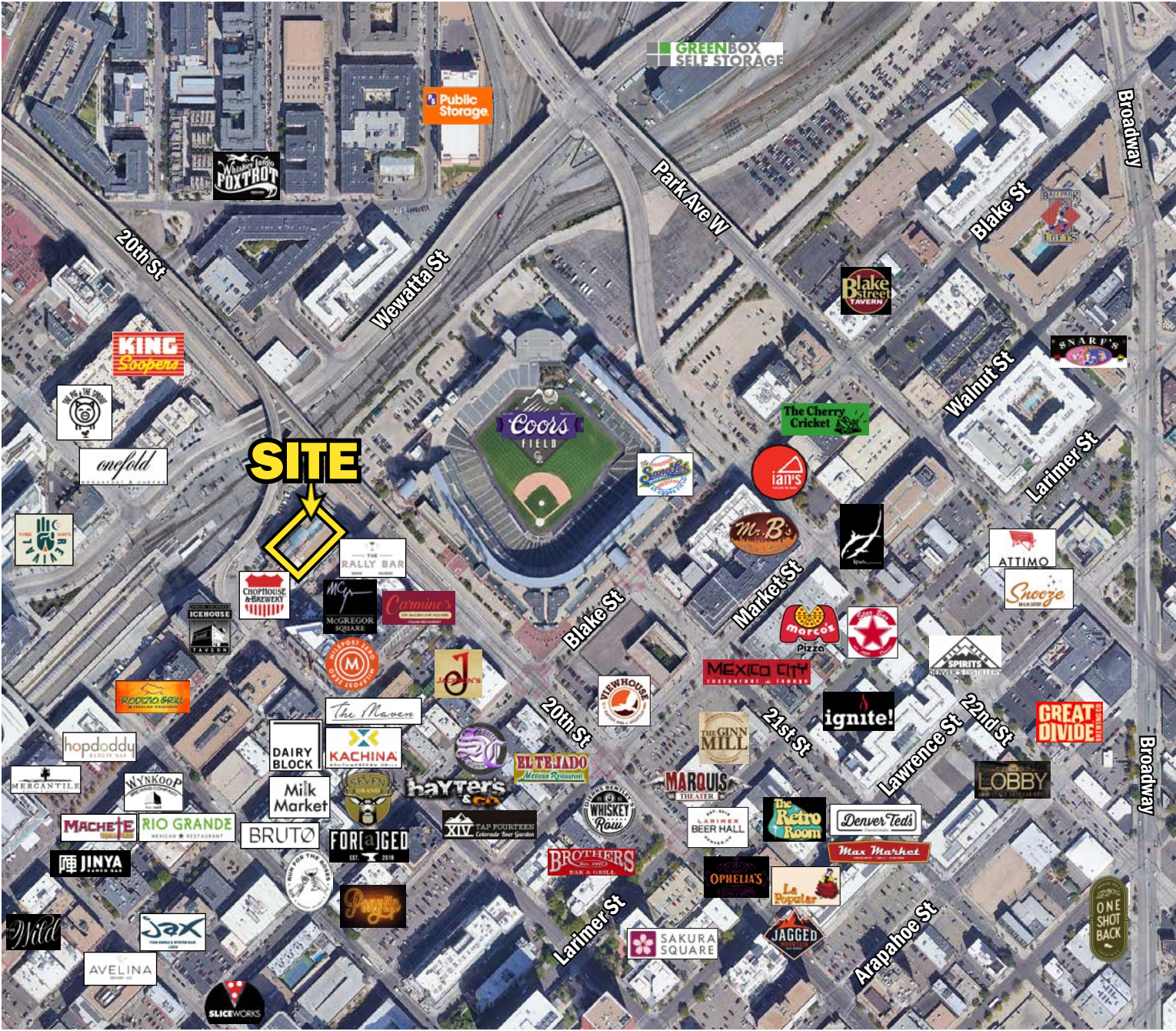
	1 Mile	3 Mile	5 Mile
Population	45,936	245,757	470,915
Average HH Income	\$159,433	\$143,617	\$146,629
Businesses	7,665	21,050	38,196
Employees	121,183	239,372	367,309

Source: Applied Geographic Solutions, 2025 Estimates

On 20th Street & Wazee Street
On Wynkoop Street & 19th Street

Source: DRCOG 2025

20,771 Cars/day
2,716 Cars/day



FOR MORE INFORMATION, PLEASE CONTACT



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ICONIC LODO BLDG.

AVAILABLE FOR SUBLEASE

1735 19TH STREET UNIT 100 & 150 - DENVER, COLORADO 80202



- Two spaces available for sublease.
 1. 10,600 SF Historic barrel-roof structure with restaurant infrastructure and Downtown Denver's largest patio.
 2. 6,840 SF sub-terranean speak-easy with its own entrance, restrooms and occupancy.
- Both spaces are walking steps to Union Station and light rail and to over 400 downtown hotel rooms.
- Across from Coors Field's South entrance and McGregor Square (Rally Hotel, Tom's Watch Bar, Carmine's, Top Golf Swing Suite) and next to the iconic Denver Chophouse & Brewery.

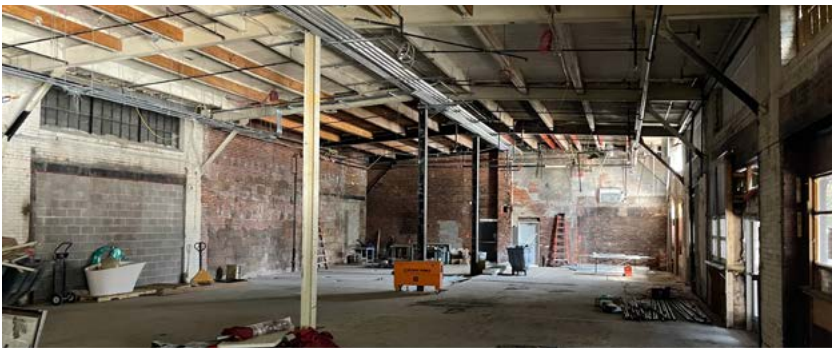
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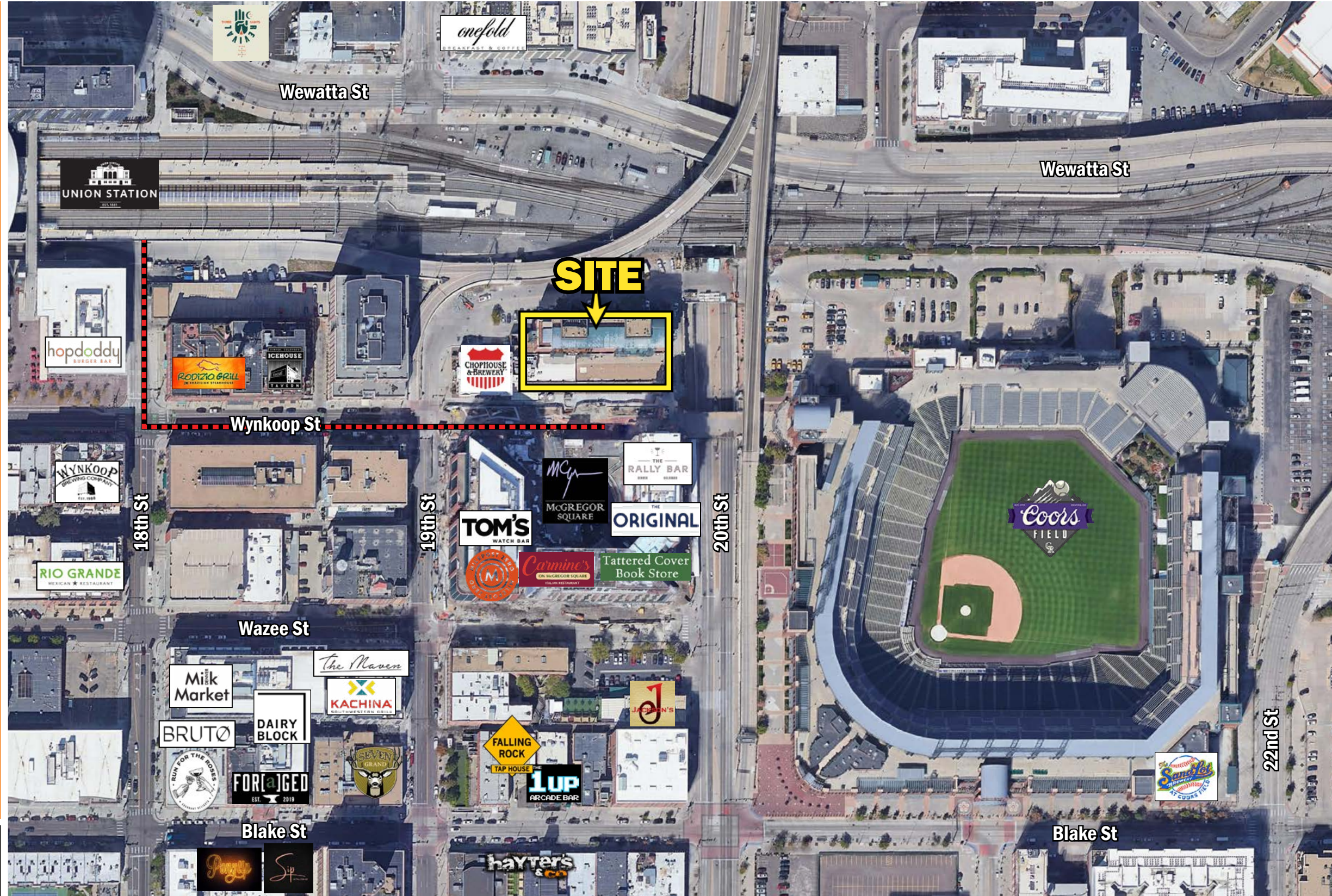
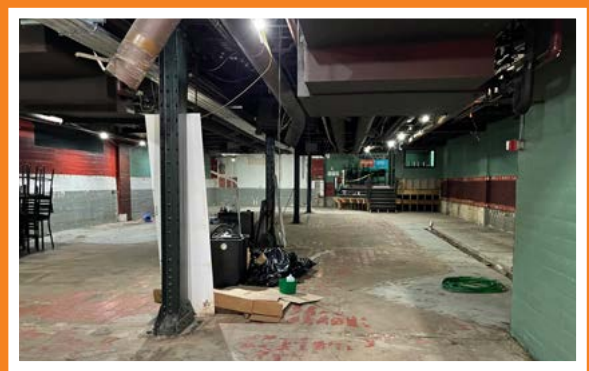
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ICONIC LODO BUILDING

AVAILABLE FOR SUBLEASE

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