

# 1010 Park Ave W

OFFICE + RETAIL  
SPACE FOR LEASE



DENVER  
RETAIL  
GROUP



**ARAPAHOE SQUARE**  
Neighborhood

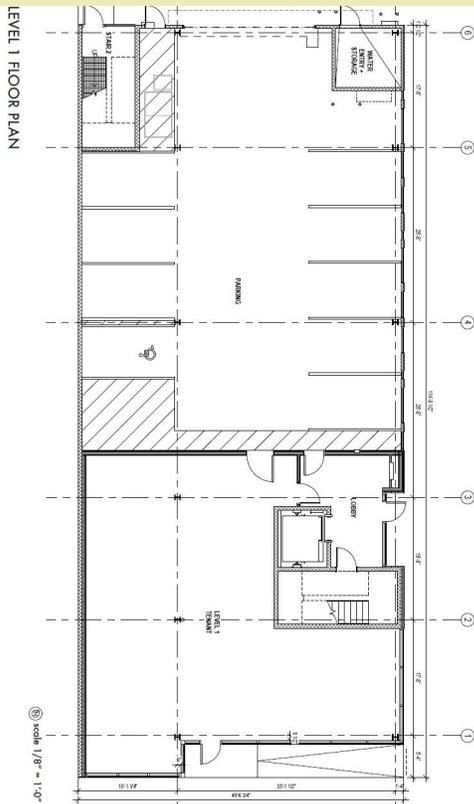
**250,048 EMPLOYEES**  
Within 3 Miles

**8,741 BUSINESSES**  
Within 1 Mile



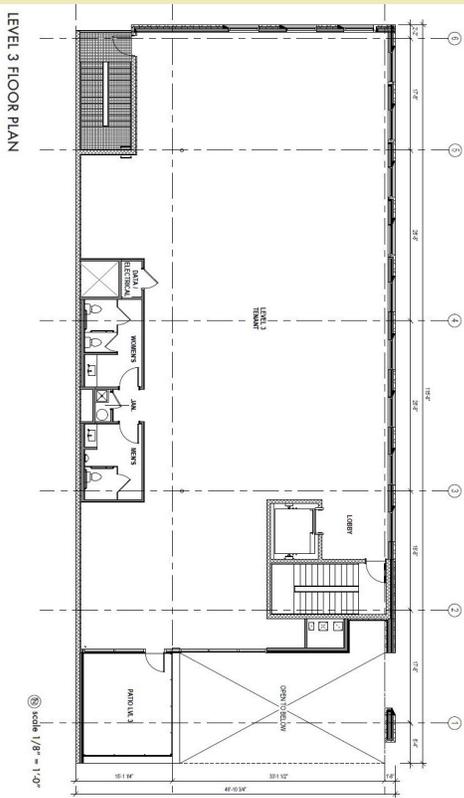
# Available Spaces

CALL TODAY FOR INTERIOR RENDERINGS, SITE PLANS, MEP PROVISIONS AND TO SET UP A TOUR



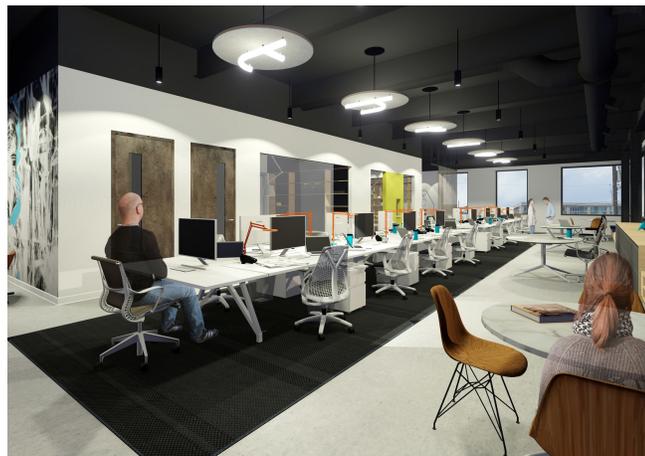
## 1ST FLOOR: RETAIL SPACE

- 1,740 sf
- Rent: \$30-\$35 psf
- Available now
- Direct parking garage access
- Street level retail
- High ceilings
- High security in place
- Parking available



## 3RD FLOOR: OFFICE SPACE

- 4,115 sf + 228 sf patio
- Rent: \$30-\$35psf
- Available now
- Open work environment
- High ceilings
- Secured entry
- Parking available
- Patio access





# Primary Market

SITE AND MARKET ANALYSIS  
CUSTOMER TRENDS AND TENDENCIES

## 1 MILE RADIUS

- Over 43,000 residents within one mile
- PAGR (percentage annual growth rate): 3.18%
- Bachelor's degree or higher: 57.57%
- Average Household Income: \$87,080

Compared to the US average, these consumers spend



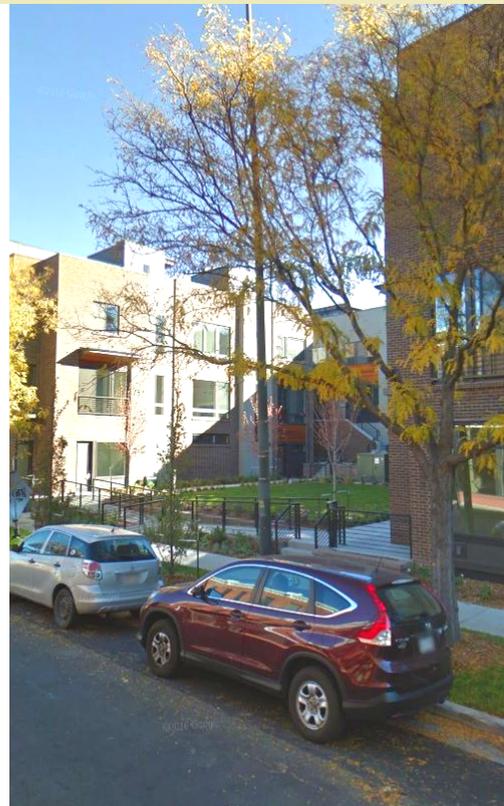
13% more on  
dining out



10% more on  
personal care products



3% more on  
personal care services



## DOWNTOWN DENVER: 80202

- Over 11,000 households within this zip code
- PAGR (percentage annual growth rate): 4.92%
- Bachelor's degree or higher: 74.80%
- Average Household Income: \$132,700

Compared to the US average, these consumers spend



68% more on  
dining out



61% more on  
personal care products



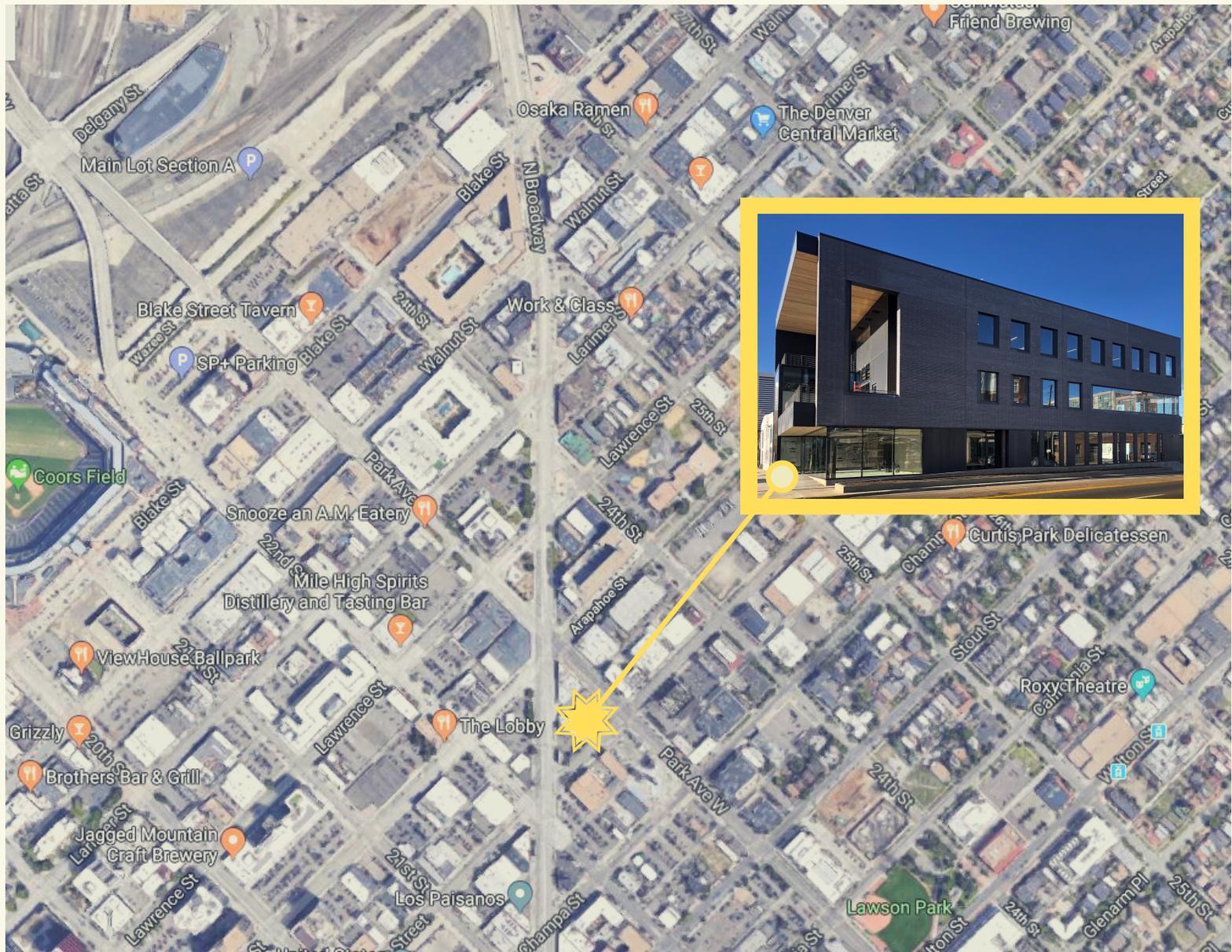
56% more on  
personal care services





# Area Map

LOCATED ON THE HARD CORNER OF  
PARK AVE W AND CURTIS ST.



- 20,000 total housing units within 1 mile
- 30% increase in housing units since 2010
- 33,000 total housing units within 1 mile expected by 2023
- 23,000 VPD on Park Ave W and Broadway
- 15,000 VPD on Park Ave W
- 2,000 VPD on Curtis
- 1 mile from Union Station, 0.5 miles from RTD L Line