

The Nichols Building

1644 Platte St, Denver, CO 80202



FOR LEASE | Seeking Well-Qualified Restaurant Concepts

4,244 SF
Available

709 SF
Patio

Contact
Broker
Rate & OPEX

ABOUT THE PROPERTY

Join REI, My Brother's Bar, Athleta, Fjallraven, Black Diamond Wilderness Exchange, Dave's Hot Chicken, Denver Beer Company, Room for Milly, Daughter Thai and many others on one of Denver's hottest retail corridors.

- 4,244 RSF – 2nd Generation Restaurant
- 709 SF Exclusive Covered Patio
- Located in Class A, 127,308 SF Office Building (100% leased)
- Excellent Access to Union Station & LoHi via 16th Street Pedestrian Bridge
- Convenient Vehicular Access to I-25

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	40,384	236,556	483,051
Daytime Population	74,835	359,154	637,801
Avg. Household Income	\$160,366	\$141,870	\$139,564
Estimated Households	24,567	123,658	230,174

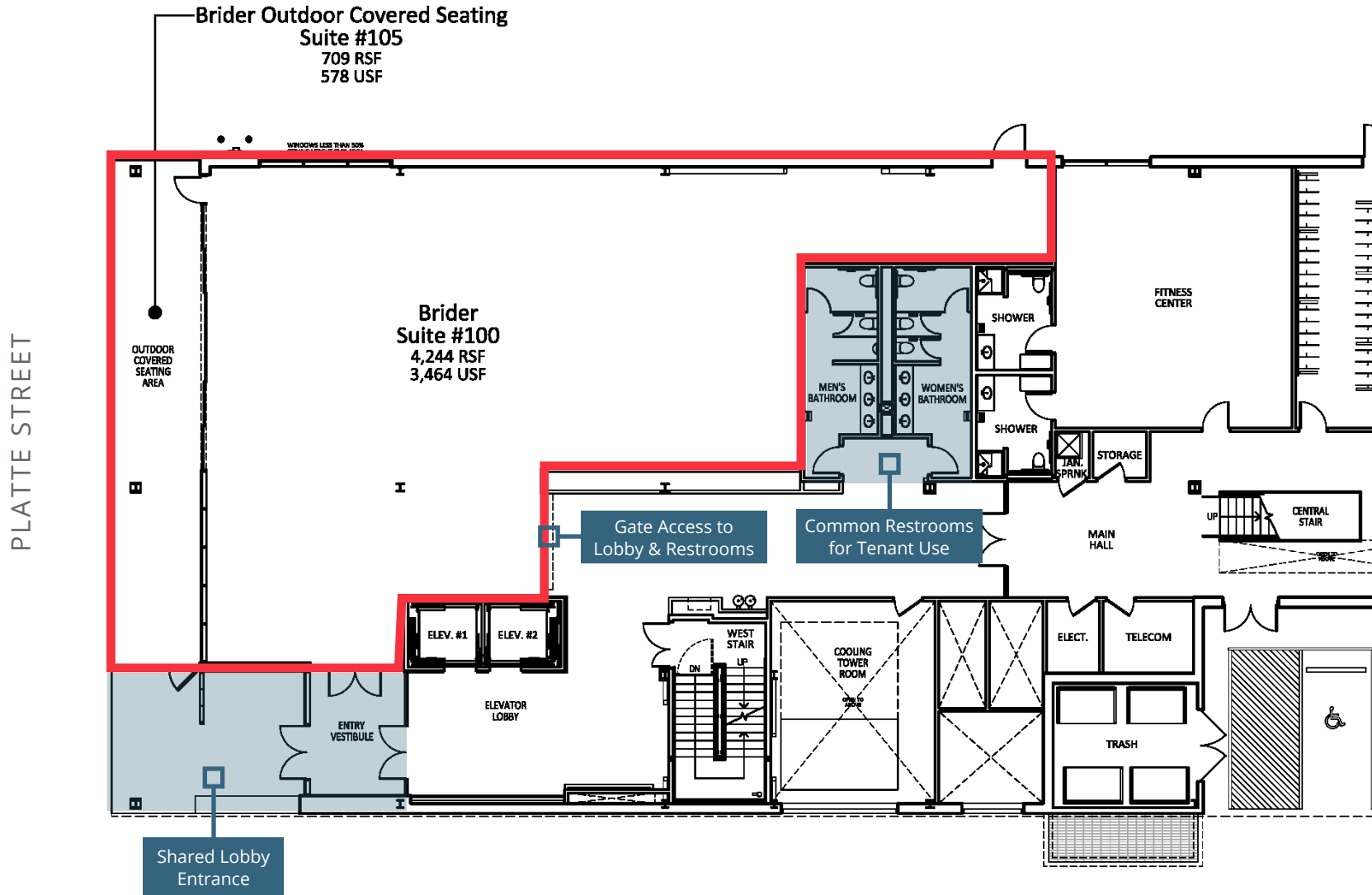
Year: 2025 | Source: esri

CONTACT

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Floor Plan

1644 Platte St, Denver CO 80202



Property Photos

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BARS/RESTAURANTS

1	Hampton Social
2	Linger
3	Teocali Cocina
4	The Bindery
5	My Neighbor Felix
6	Prost Brewing
7	Mizu Izakaya
8	Alma Fonda Fina
9	Daughter Thai
10	Dave's Hot Chicken
11	Denver Poke Co.
12	Proto's Pizza
13	My Brother's Bar
14	Denver Beer Co.
15	Kaffe Are
16	Red Silo Coffee
17	Flight Club Denver
18	Bad Ass Coffee
19	Sweetgreen
20	Kaffe Landskap
21	Hello Darling
22	Onefold

RETAIL

1	REI
2	Fjällräven
3	Athleta
4	Black Diamond Wilderness Exch.
5	Rab
6	Good Vets
7	Old Barrel Tea Co.
8	Rok Spa



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DEMOGRAPHIC HIGHLIGHTS

Population

	1 Mile	3 Miles	5 Miles
2025 Estimated Population	40,384	236,556	483,051
2030 Projected Population	44,491	262,886	513,638
Proj. Annual Growth 2025 to 2030	1.96%	2.13%	1.24%

Daytime Population

	1 Mile	3 Miles	5 Miles
2025 Daytime Population	74,835	359,154	637,801
Workers	65,358	277,595	445,057
Residents	9,477	81,559	192,744

Income

	1 Mile	3 Miles	5 Miles
2025 Est. Average Household Income	\$160,366	\$141,870	\$139,564
2025 Est. Median Household Income	\$120,118	\$104,097	\$99,009

Households & Growth

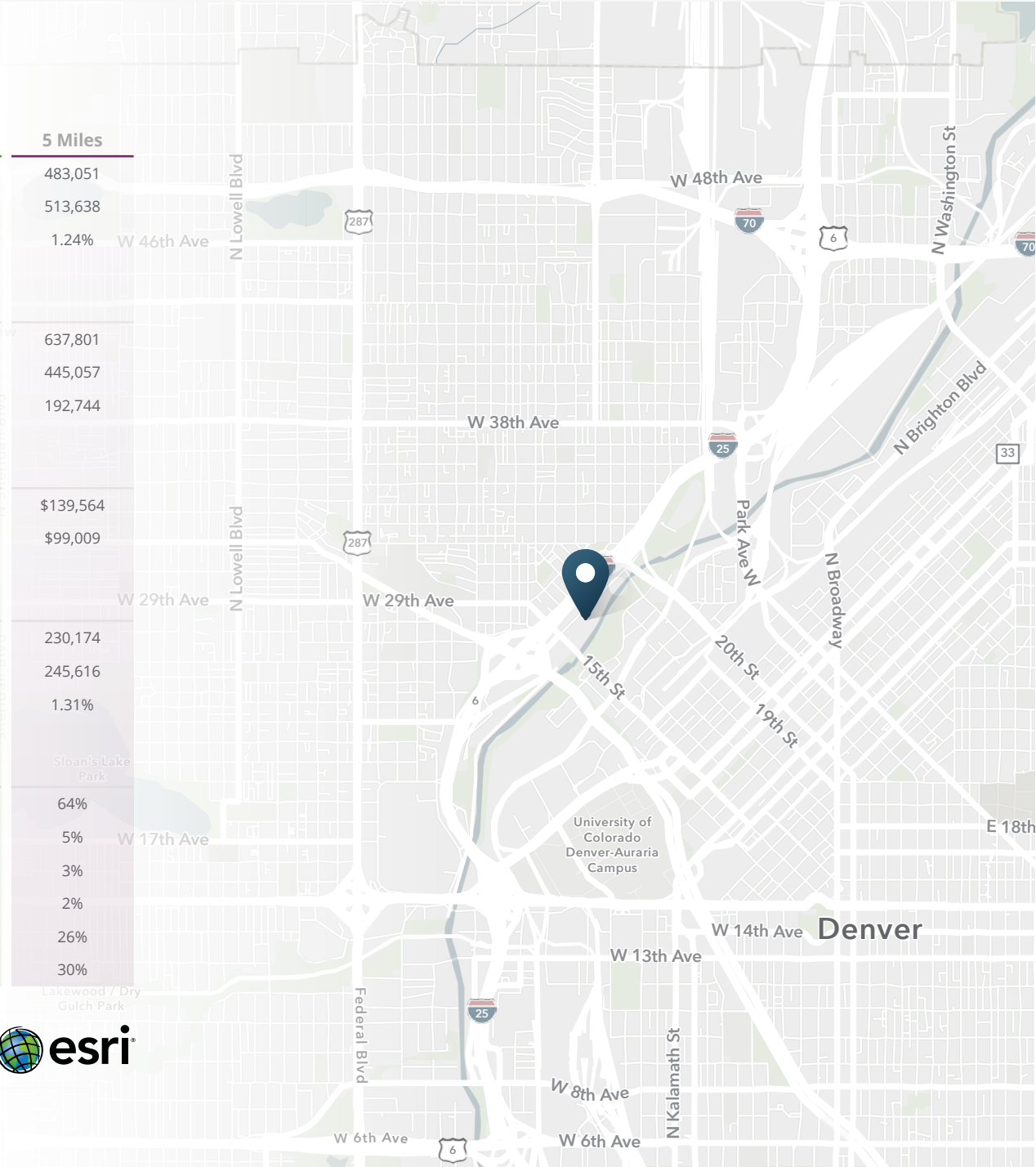
	1 Mile	3 Miles	5 Miles
2025 Estimated Households	24,567	123,658	230,174
2030 Estimated Households	27,057	136,834	245,616
Proj. Annual Growth 2025 to 2030	1.95%	2.05%	1.31%

Race & Ethnicity

	1 Mile	3 Miles	5 Miles
2025 Est. White	77%	67%	64%
2025 Est. Black or African American	3%	6%	5%
2025 Est. Asian or Pacific Islander	4%	3%	3%
2025 Est. American Indian or Native Alaskan	1%	2%	2%
2025 Est. Other Races	15%	22%	26%
2025 Est. Hispanic (Any Race)	15%	25%	30%

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE





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