



WALDORF ASTORIA®
RESIDENCES • DENVER • CHERRY CREEK

Retail & Restaurant Opportunities Delivering Q4 2027

5,440 SF Flagship Restaurant Space
1,920 SF Luxury Lifestyle Retail



For leasing information, contact

Stuart Zall
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EXCLUSIVELY LEASED BY:



DEVELOPED BY:



WALDORF ASTORIA RESIDENCES · 185 STEELE STREET, DENVER, CO 80206

Unmatched brand prestige with global recognition

Waldorf Astoria Cherry Creek redefines Denver luxury — where global elegance meets the intimacy of a walkable village. Here, flagship retailers and restaurateurs become part of a legacy that celebrates both tradition and innovation.



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At the intersection of legacy and modern luxury,

Waldorf Astoria Cherry Creek is poised to become Denver's most distinguished new address. Known the world over for impeccable service, timeless design, and unforgettable experiences, Waldorf Astoria brings its storied legacy to one of the city's most sought-after neighborhoods.



A flagship stage for a flagship brand



This landmark development offers a **rare opportunity to establish a flagship presence within a globally recognized luxury brand environment.** Positioned at street level along a pedestrian-friendly corridor, these exclusive retail and restaurant spaces connect your brand directly to Cherry Creek's premier residential, hotel, hospitality, and visitor clientele.

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Cherry Creek North

Cherry Creek is home to vibrant cultural attractions and offers unparalleled city-wide access and connectivity. Whether you're strolling through the Cherry Creek Shopping Center, exploring local art galleries, or enjoying outdoor activities in the nearby parks, the neighborhood strikes the perfect balance between urban excitement and peaceful retreat, all while remaining seamlessly connected to the pulse of the city.



HOME TO BRANDS SUCH AS

- | | |
|----------------------|--------------|
| Apple | West Elm |
| Louis Vuitton | YETI |
| Tiffany & Co | Room & Board |
| Nordstrom | CB2 |
| Neiman Marcus | Le Creuset |
| Burberry | Suitsupply |
| Restoration Hardware | Lululemon |
| Hermès | and more |

DEMOGRAPHICS


18,470
 Population
 Within One Mile


10K
 Households
 Within One Mile


\$163K
 Average Household
 Income


79%
 College-Educated
 Within One Mile


#1
 Luxury Shopping
 District In Denver


16.6K
 Employees

**13.7 million
visitors
annually**

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Available Spaces

Flagship Restaurant Opportunity

5,440 SF of architectural prominence at the intersection of Cherry Creek's most exclusive corridor — designed for iconic culinary brands seeking to define Denver's next destination dining experience.



Luxury Lifestyle Retail

A 1,920 SF showcase for brands in fashion, beauty, or wellness — where design, discovery, and visibility meet.



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Ground Floor Plan



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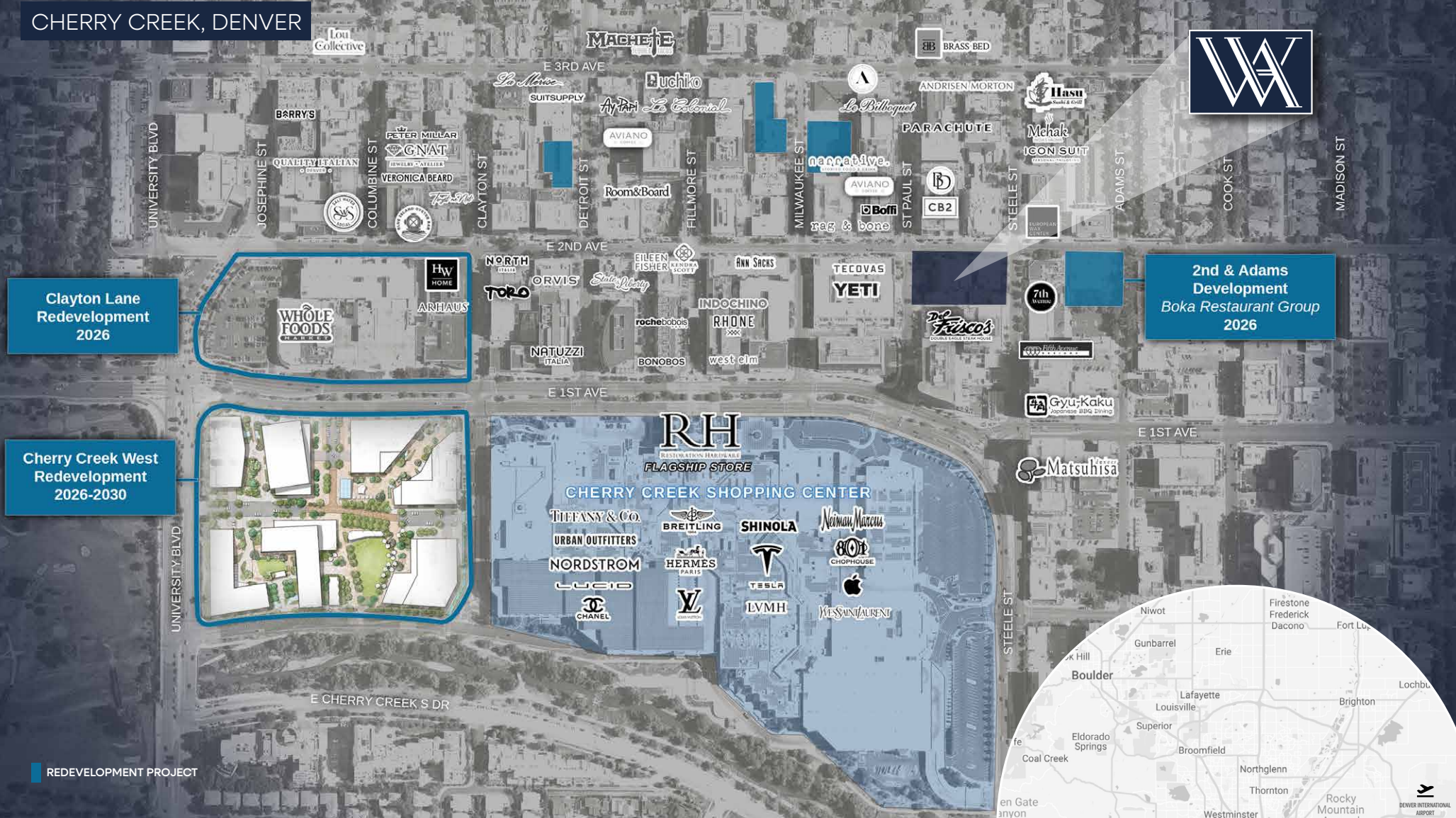
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CHERRY CREEK, DENVER



**Clayton Lane
Redevelopment
2026**

**Cherry Creek West
Redevelopment
2026-2030**

**2nd & Adams
Development
Boka Restaurant Group
2026**

REDEVELOPMENT PROJECT

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Why Waldorf Astoria Cherry Creek

Unmatched brand prestige with global recognition

Embedded in Cherry Creek's thriving retail, dining, and cultural landscape

Thoughtful architectural design emphasizing luxury, sophistication, and hospitality

A one-of-a-kind opportunity to join a curated collection of top-tier operators



Join the brand collective redefining Cherry Creek.

Secure your place in Denver's most anticipated address — Waldorf Astoria Cherry Creek.

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