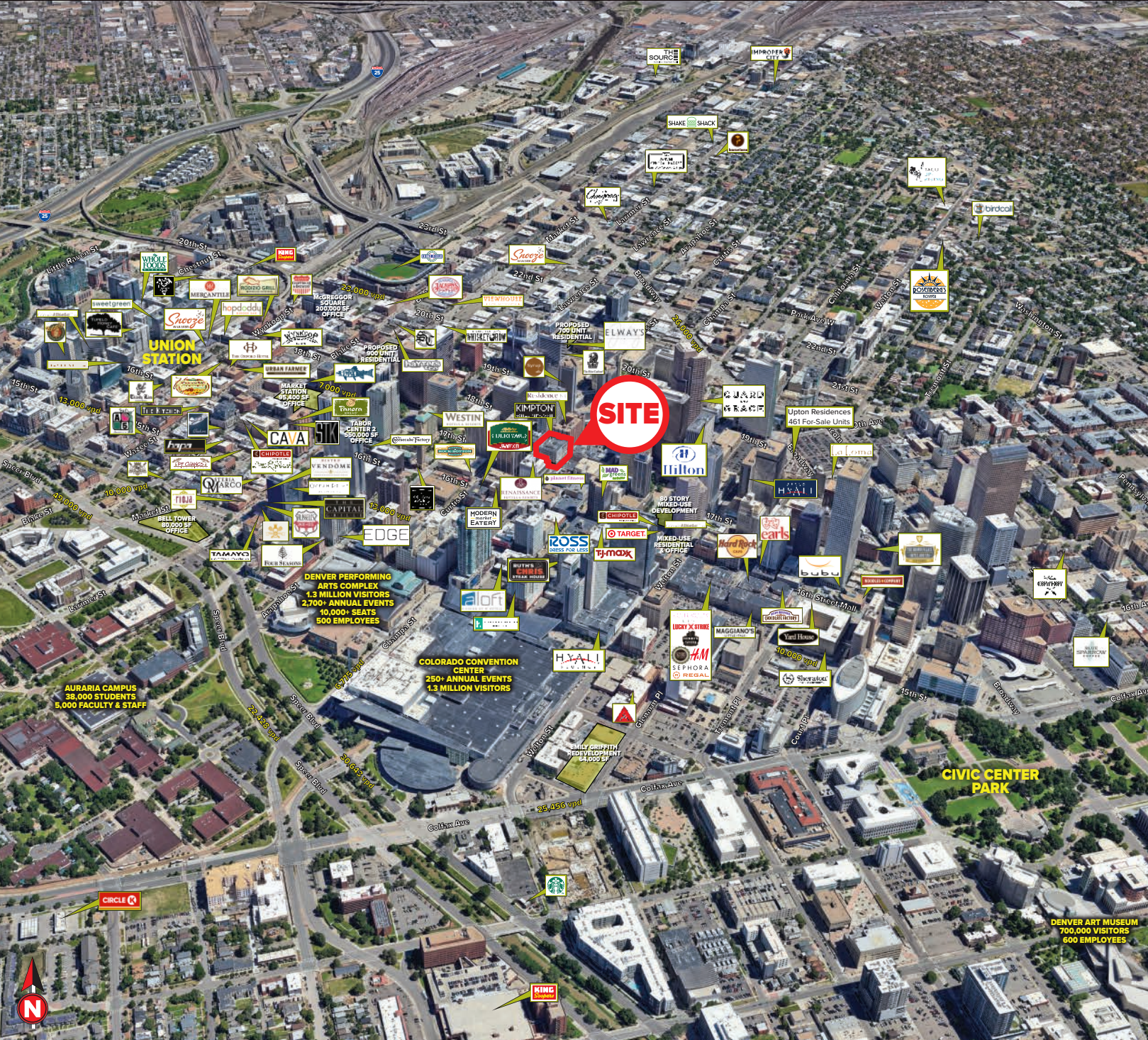


LOCATION DOWNTOWN DENVER

1717 Champa St
Denver, CO 80202

2nd GEN SPA SPACE AVAILABLE



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HIGHLIGHTS

FINISHED RETAIL SPACE IN HOTEL MONACO

2,600 SF

LOCATED IN THE HEART OF DOWNTOWN DENVER

SHORT WALK TO COLORADO CONVENTION CENTER, DENVER PERFORMING ARTS COMPLEX, AND 16TH STREET MALL

DEMOGRAPHICS

	1/2 MILE	1 MILE	2 MILE
2025 EST. POPULATION	13,902	57,546	152,634
2030 PROJECTED POPULATION	13,966	59,692	162,180
2025 EST. DAYTIME POPULATION	75,270	158,711	230,946
2025 EST. AVG HH INCOME	\$136,582	\$123,934	\$139,274
2025 EST. HOUSEHOLDS	8,849	35,531	89,066
2025 EST. BUSINESSES	3,951	9,389	16,143

TRAFFIC

CHAMPA STREET
20,441 VEHICLES PER DAY

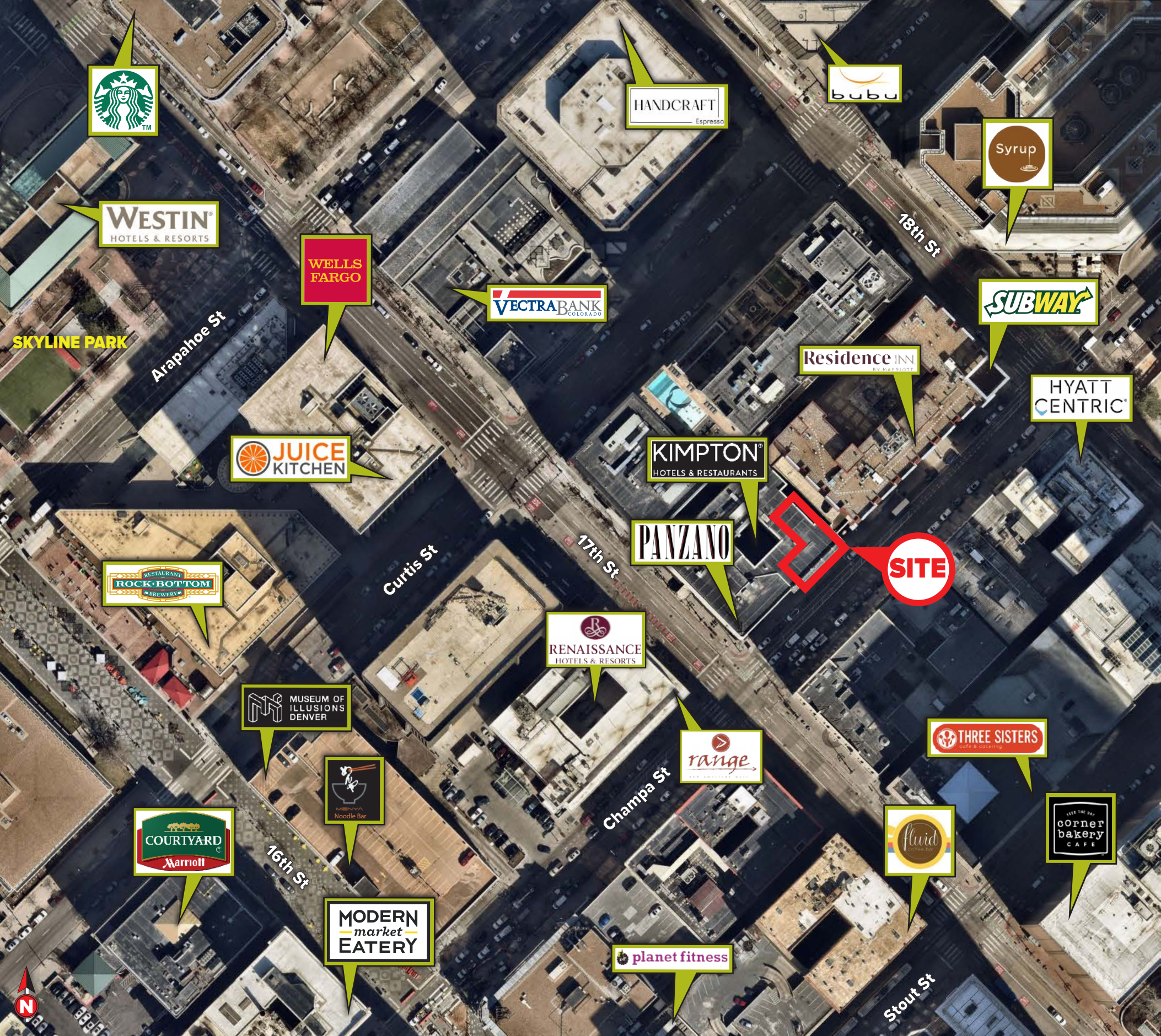
17TH STREET
6,137 VEHICLES PER DAY

PARTNER XTEAM
RETAIL ADVISORS

LEGEND
PARTNERS ■■■■

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2,600 SF 2nd GEN SPA SPACE

HOTEL LOBBY ENTRANCE

STREET ENTRANCE

BOH CORRIDOR

SPA

