



THE  
FITZGERALD



## *Retail Opportunity for Lease*

- Ground floor retail of 282-unit luxury apartment project in the heart of Downtown Denver
- 4,066 SF of street level retail available fronting Market Street

Contact broker for lease rates

***NNN: \$19.38/SF***



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## *RETAL AT THE CENTER OF DOWNTOWN LUXURY*

The Fitzgerald has unmatched visibility in the heart of downtown Denver - surrounded by 24/7 residential density, booming office population, and direct access to the city's most walkable amenities.

Located at the convergence of LoDo, the urban business core, and Denver's premier residential neighborhoods, this site places retailers in the center of the city's strongest tourism, dining, and entertainment ecosystem. Daily foot traffic is driven by residents, office workers, and visitors year-round.

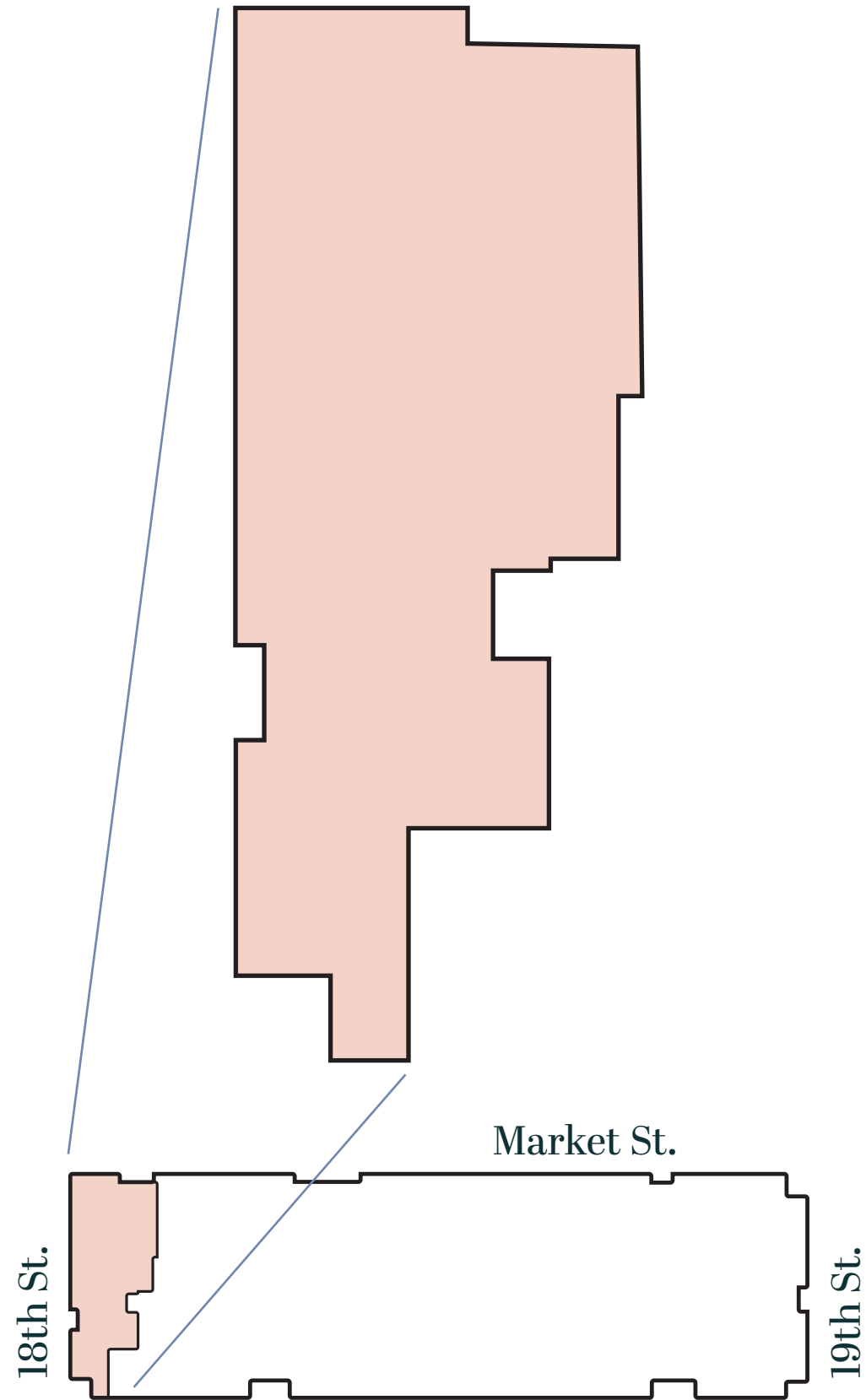
This newly delivered luxury tower provides retailers with modern infrastructure, soaring ceiling heights, floor-to-ceiling glass lines, and a refined streetscape presence. On-site residents and walk-in patrons create a built-in customer base that supports food & beverage, boutique retail, wellness, and service users alike.

With a walk score of 95+, tenants have access to over 14K residents and 61 K daytime employees in a 10-minute walk.

- Newly constructed luxury tower with high-end finishes
- Tall storefront glass with abundant natural light
- Modern building systems (ideal for food & beverage, wellness, and service tenants)
- Strong co-tenancy with on-site residents
- Flexible floorplates designed to accommodate boutique retail, specialty fitness, or elevated dining

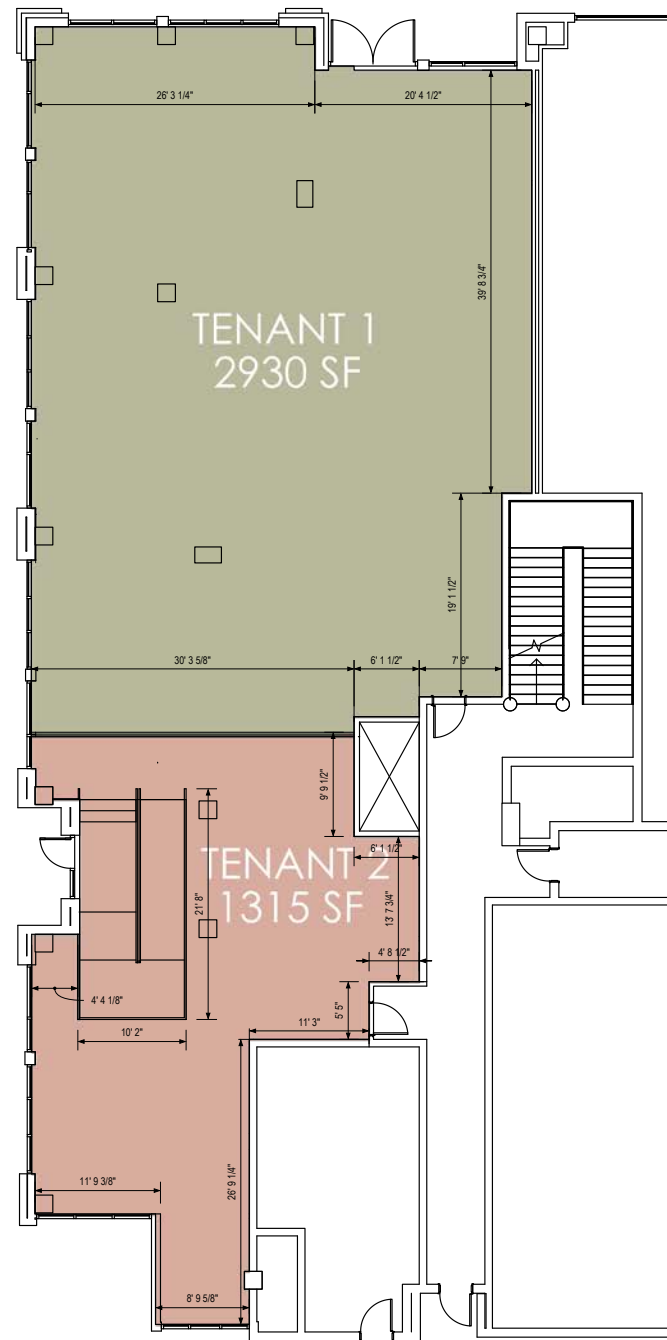
4,066 SF

Street level retail available fronting Market St.

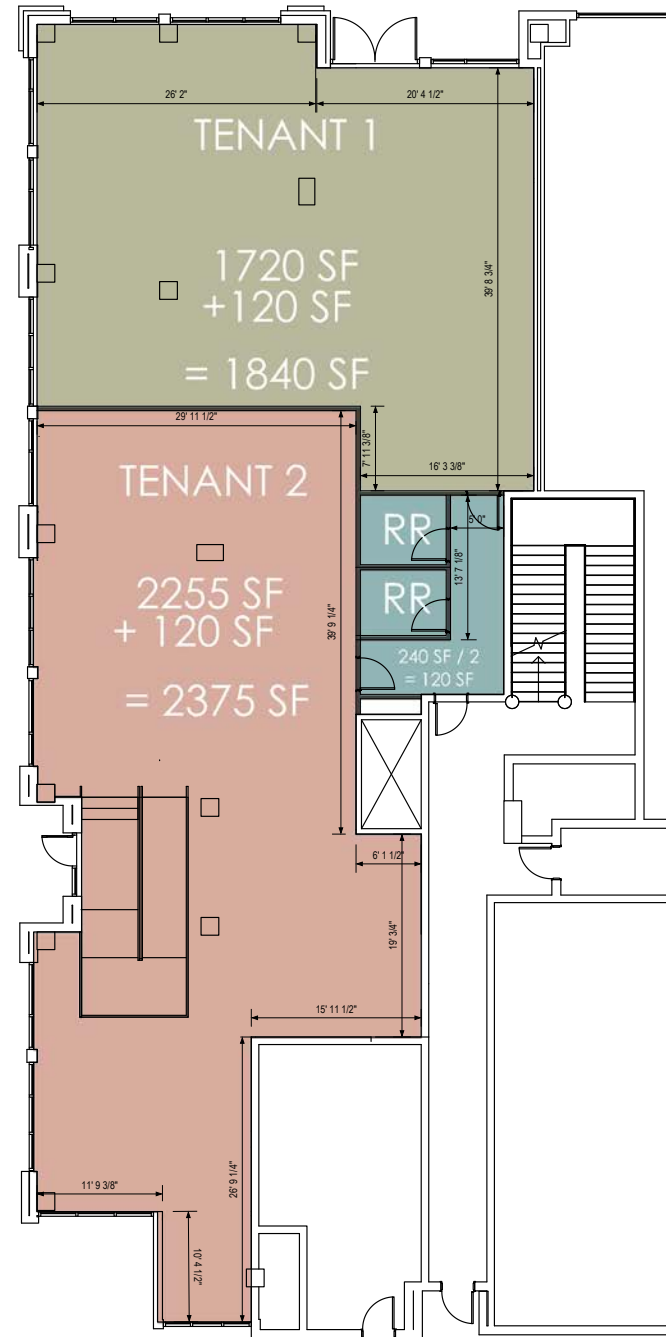


# Demising Options

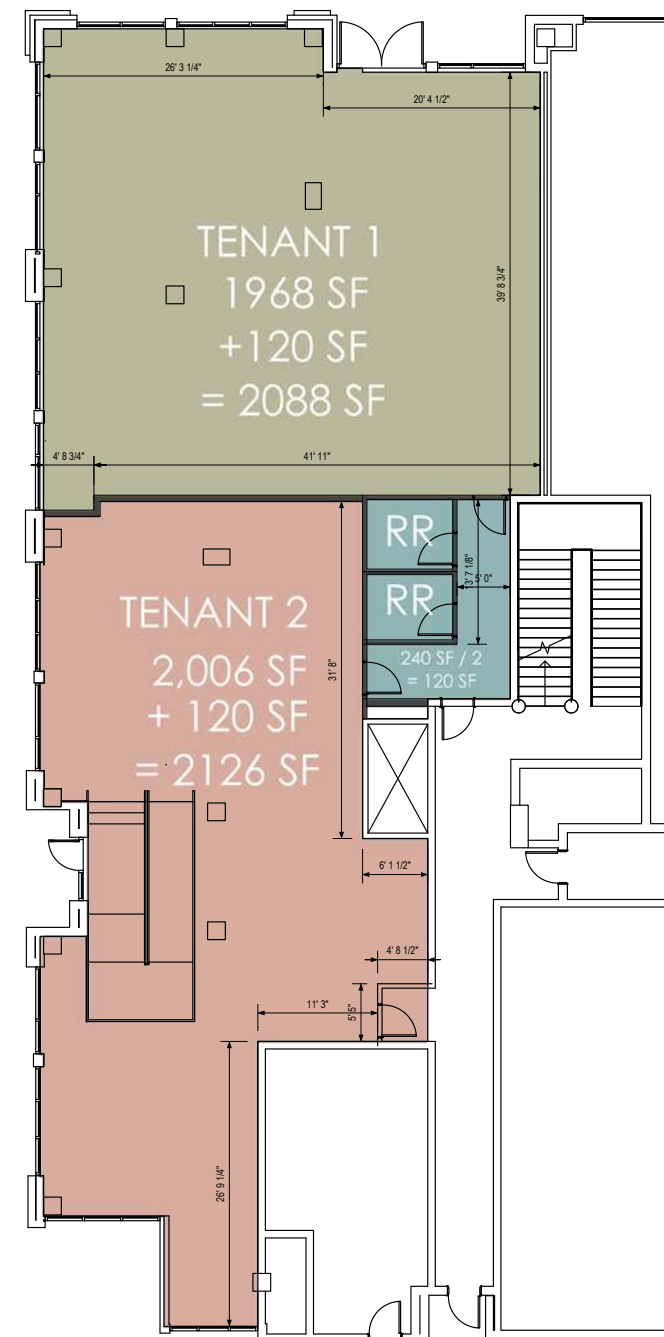
## Option 1



## Option 2



## Option 3



# Surrounding Residential

1. The Dorsey ..... 230 units
2. Arapahoe Square ..... 355 units
3. Radiant ..... 329 units
4. One Lincoln Park ..... 177 units
5. 20th Street Station ..... 354 units
6. Broadway Plaza Lofts ..... 233 units
7. Renaissance Downtown ..... 101 units
8. Velaris Living ..... 351 units
9. The Douglas ..... 310 units
10. Courtland on Blake ..... 354 units
11. Premier Lofts ..... 250 units
12. Point 21 Urban Flats ..... 212 units
13. 2020Lawrence ..... 231 units
14. Greyhound ..... 479 units Proposed
15. 621 & 633 17th St ..... 750 units Proposed
16. The Quincy ..... 359 units
17. Halcyon House ..... 197 units
18. Solera ..... 120 units
19. 2101 Market ..... 226 units
20. The Battery on Blake Street ..... 164 units
21. Sunset Towers ..... 100 units
22. Tamai Tower ..... 199 units
23. Spire Condos ..... 500 units
24. Brooks Tower ..... 870 units
25. Sunset Park ..... 242 units
26. The Fitzgerald (SITE) ..... 282 units
27. McGregor Square ..... 103 units
28. The Casey ..... 187 units
29. The Metro ..... 413 units
30. Alara Union Station ..... 314 units
31. The Pullman ..... 168 units
32. Ashley Union Station ..... 107 units
33. Sentral Union Station ..... 579 units
34. The Coloradan ..... 334 units
35. Griffis Platform Union Station ..... 287 units
36. Market Station ..... 225 units
37. Windsor Condominiums ..... 162 units
38. Barclay Towers ..... 224 units

**Total residential:  
Over 11,000 total units!**





## *LoDo Development*

1900 Lawrence is now completed

Former Greyhound site (19th & Arapahoe)  
moving forward with Phase I of redevelopment  
(36 story residential and hotel)



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