

1600 CALIFORNIA

1600 California Street, Denver, Colorado 80202



PROPERTY HIGHLIGHTS

- Located in the heart of the 16th Street Mall on the busiest corner in Downtown Denver.
- Anchored by Colorado's first small-format Target with Colorado's first Giordano's, Chipotle, and Colorado's first The Yard Milkshake Bar.
- Located on the light rail stop at 16th Street and California (96 stops per day).
- Just two blocks from the Colorado Convention Center.

FEATURED SPACES

Suite 030

3,173 SF

Second Generation Restaurant

CONTACT US

Derek Henry

Director of Leasing | 303-336-0293
dhenry@gartproperties.com

Kate Bentson

Leasing Associate | 720-490-4828
kbentson@gartproperties.com

Autumn Miller-Davidson

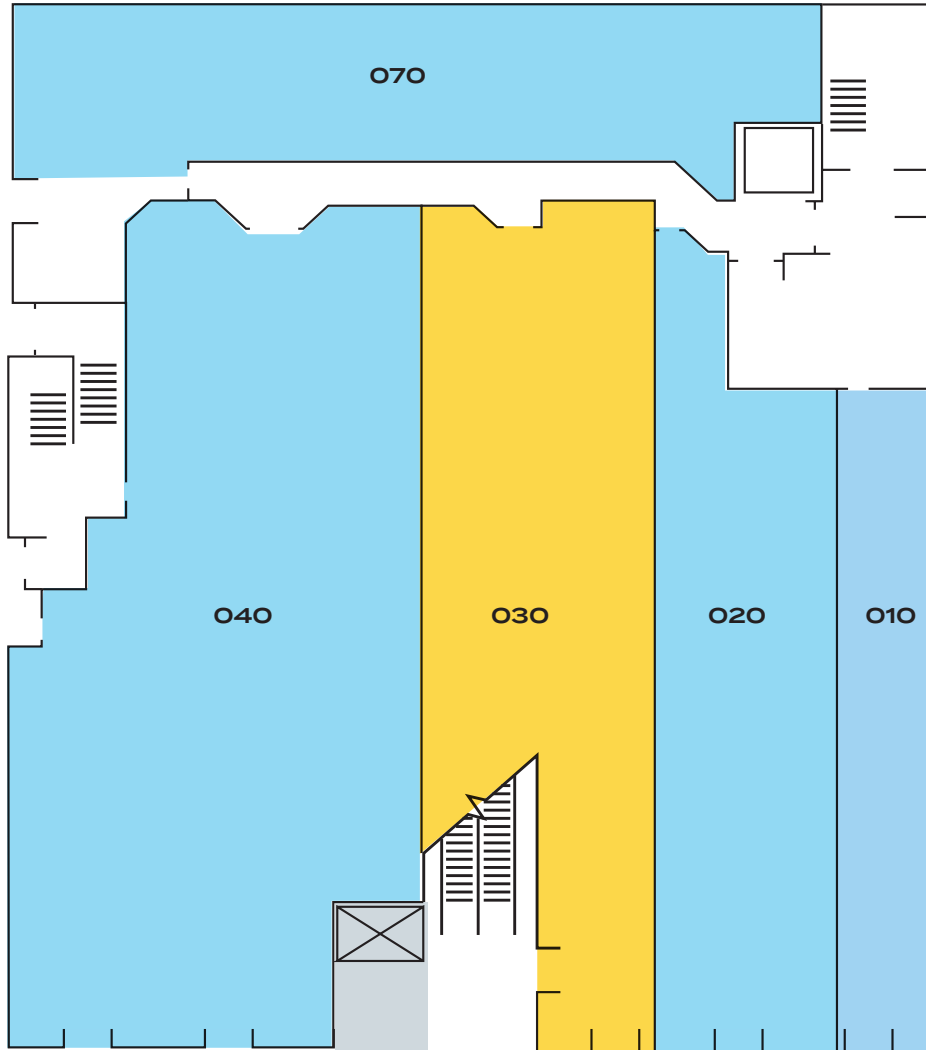
Administration Director | 303-270-0359
amiller@gartproperties.com

JOIN THESE TENANTS



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16TH STREET MALL

LEVEL ONE

| | | |
|-----|-------------------------------------|----------|
| 070 | Chipotle | 2,590 SF |
| 040 | Giordano's | 5,251 SF |
| 030 | AVAILABLE (2nd Gen Restaurant) | 3,173 SF |
| 020 | The Yard Milkshake Bar | 2,630 SF |
| 010 | Aloha Hat & Sole - <i>Now Open!</i> | 1,116 SF |

LEVEL TWO & THREE





Target 29,749 SF

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2025 DEMOGRAPHICS

| | 1-Mile | 3-Mile | 5-Mile |
|--|---|----------|----------|
|  Daytime population | 175,685 | 410,685 | 679,724 |
|  Population | 41,553 | 228,608 | 483,642 |
|  Median HH Income | \$95,663 | \$90,351 | \$89,295 |
|  Education (Bachelors) | 39.5% | 35.3% | 30.4% |
|  Traffic & Pedestrian Counts | 16th Street & California Street: 35,300 pedestrians per day | | |
| | 16th Street Mall: 60,000 riders per weekday on RTD shuttle | | |
| | RTD Light Rail: D Line stops here 96 times per day | | |

SUB-MARKET DATA

City/County: Denver / Denver

Zoning: Downtown-Core (D-C)



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GART PROPERTIES

240 Saint Paul St, Suite 200, Denver, Colorado 80206

GARTPROPERTIES.COM

Gart Properties is a fully integrated real estate organization with a focus on leveraging our resources to achieve an asset's full potential. With perseverance and creativity, we unlock unrealized value in our investments. Our portfolio of properties includes office buildings, resort properties, residential developments, and more than 2 million square feet of retail shopping centers.

DEREK HENRY

Director of Leasing
dhenry@gartproperties.com
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