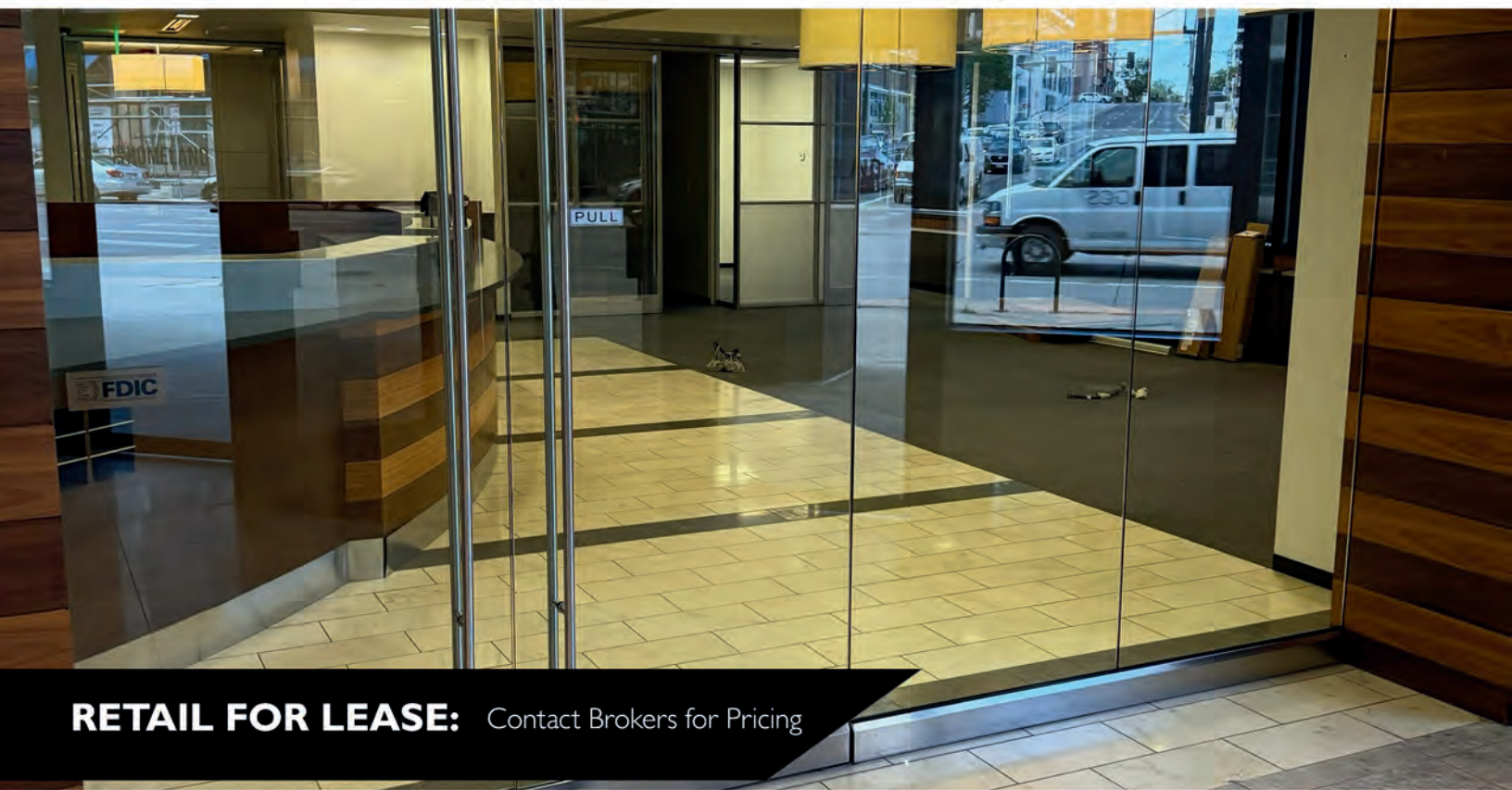


1801 Broadway | An Elevated Downtown Experience

Trinity Place - 1801 Broadway, Denver, CO 80202



RETAIL FOR LEASE: Contact Brokers for Pricing

BUILDING OVERVIEW

Total Bldg SF:	195,753± SF
Available SF (Retail):	2,532± SF
Building Height:	17 Stories
Year Built:	1981
Zoning:	D-C Downtown Core
Parking:	0.42 / 1,000 SF
Lease Type:	NNN
Est. NNN:	\$10.00/SF
Location:	18th & Broadway Denver CBD

HIGHLIGHTS

- **Prime Downtown Denver Location** – Situated in the heart of Denver's Central Business District at 18th & Broadway.
- **Built-In Office Customer Base** - Ideal opportunity for a coffee shop, café, grab-and-go food concept, convenience retail, or service-oriented business catering to employees and visitors within the building.
- **On-Site Underground Parking** – Convenient parking available directly within the building.
- **Savina's Mexican Kitchen On-Site** – Enjoy convenient access to Savina's Mexican Kitchen, located on the ground floor of the building and offering Mexican cuisine, lunch, dinner, happy hour, and private dining.
- **Excellent Transit Access** – Convenient access to RTD light rail and multiple transportation options throughout Downtown Denver.
- **Highly Walkable Downtown Setting** – Steps from the 16th Street corridor and surrounded by restaurants, hotels, entertainment, and downtown amenities.
- **Coming Soon: On-Site Fitness Center** – A new tenant amenity designed to further enhance the workday experience.

Fuller Real Estate
(303) 534-4822



**Brokerage Disclosure
to Buyer**

Travis Wanger
Sr Vice President/Principal
303.888.1061
TWanger@FullerRE.com

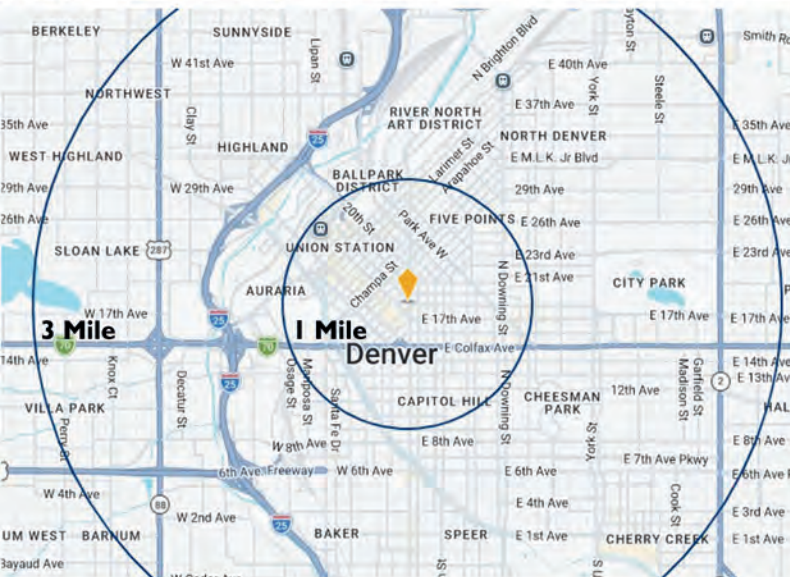
Alex Scott
Sr Commercial Advisor
972.207.8877
AScott@FullerRE.com



www.FullerRE.com

LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

5300 DTC Pkwy, #100 | Greenwood Village | CO | 80111 | FAX: 303-534-9021



DEMOS

1 Mile

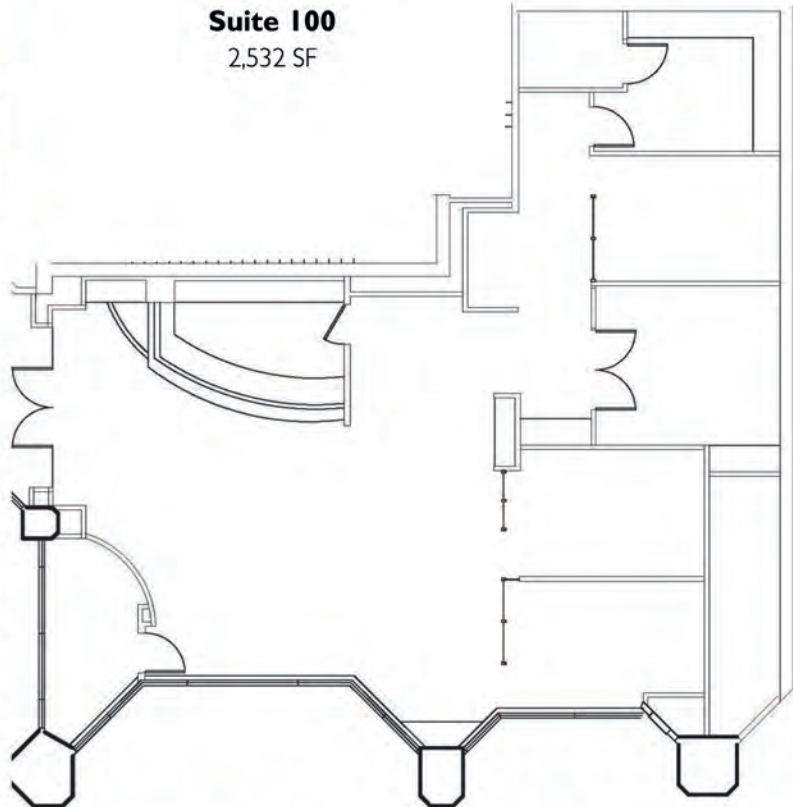
3 Mile

5 Mile

Population	56,323	250,079	501,631
Households	34,241	132,722	236,731
Median HH Income	\$115,543	\$133,462	\$130,189
Median Age	36.50	36.70	37.10
Traffic	19,663 vpd - Broadway @ 18th (2026)		

Suite 100

2,532 SF



The information in this brochure was provided to Fuller Real Estate (FRE) by the owner of the property. FRE has not independently verified this information. Buyers have been advised by FRE to investigate the property including, without limitation, the physical condition of the property, access, availability of utility services, zoning, environmental risks, and soil conditions.