

PRICE REDUCED BY \$100K | MOTIVATED SELLER

SALE

Street Retail

1020 15TH STREET, UNIT 1V

Denver, CO 80202

PRESENTED BY:

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

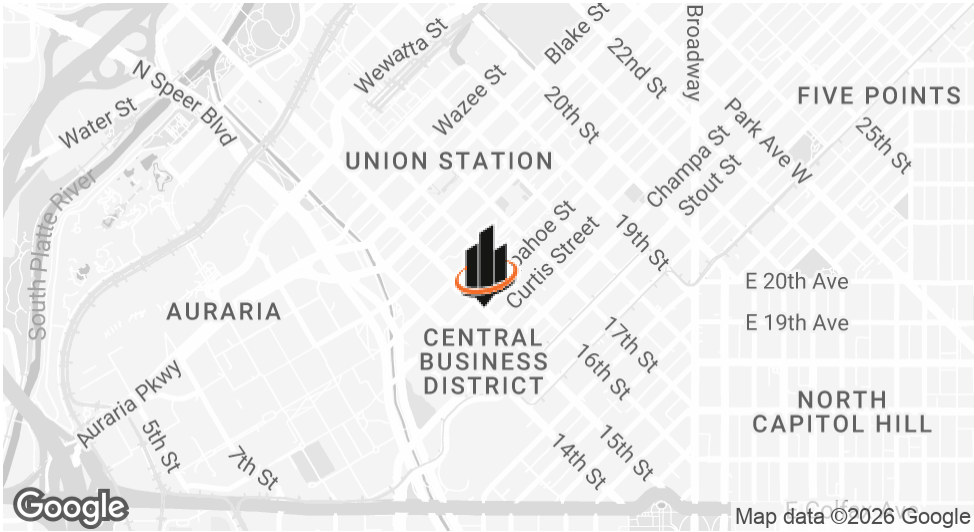
This ground-floor retail suite delivers exceptional visibility with its full span of street-to-ceiling windows and tall ceilings, creating a bright, modern presence that suits retail, showroom, creative office, or service-based concepts. There is the ability to easily add an in-suite bathroom or build out a full commercial kitchen — an uncommon advantage for operators seeking restaurant or café potential.

Ownership includes access to Brooks Tower’s extensive amenity package, with a pool, barbecue and lounge area, fitness center, billiards room, conference facilities, and trash service — all covered through the association dues, setting this space apart within the downtown market.

OFFERING SUMMARY

SALE PRICE:	\$650,000
UNIT SIZE:	2,394 SF

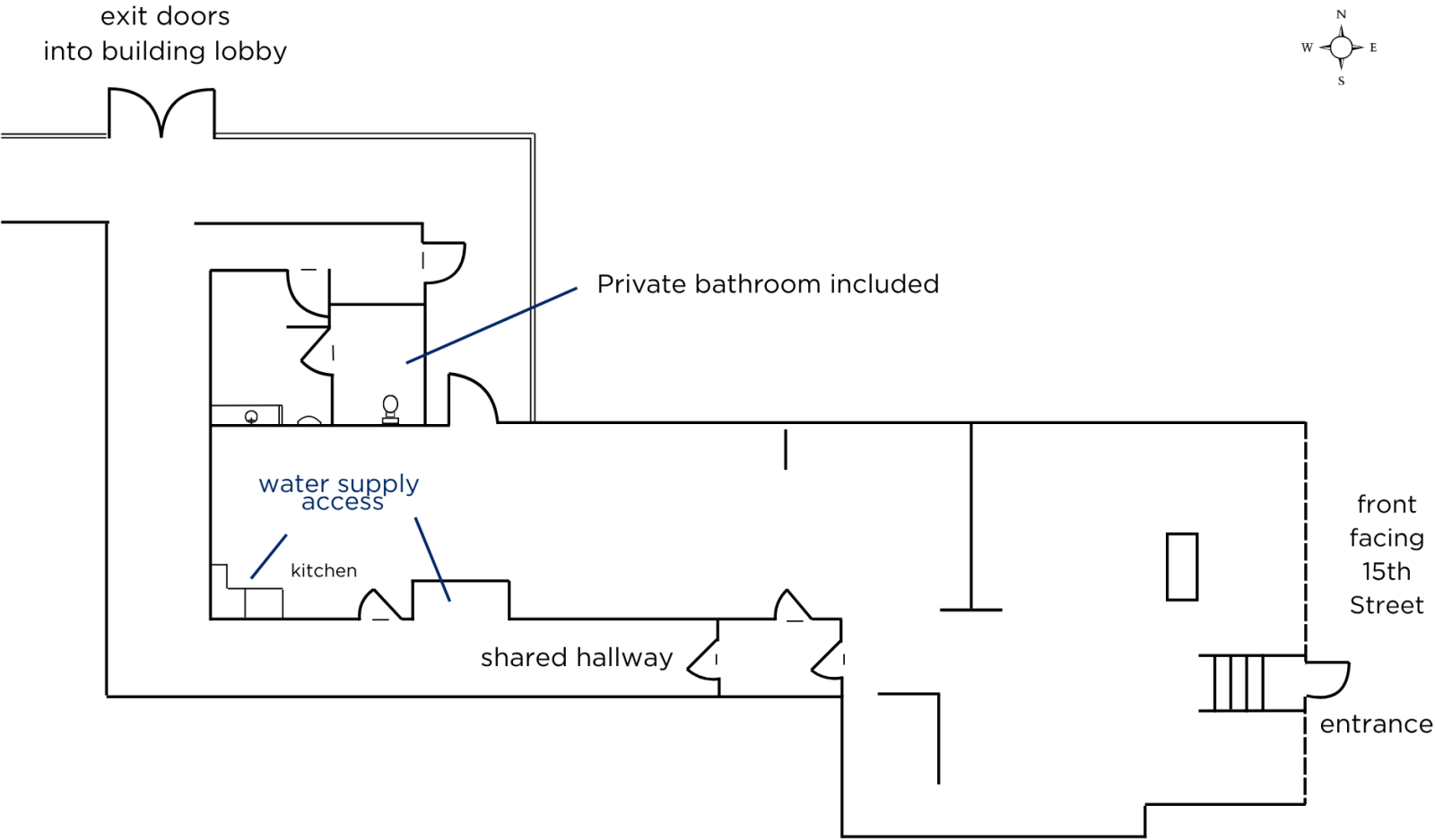
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PROPERTY HIGHLIGHTS

- Price reduced | Motivated Seller | New price now just \$650,000 — 2,394 SF of ground-floor retail ownership on 15th Street, steps from the reopened 16th Street
- Built-in customer base — Brooks Tower condominium residents live directly above, with 35,000 downtown residents in the immediate trade area
- Flexible floor plan — street-to-ceiling windows, tall ceilings, and the ability to add an in-suite bathroom or full commercial kitchen
- Ownership includes full amenity access — pool, lounge deck, fitness center, billiards room, and conference facilities; ask listing broker about association dues
- Strong co-tenancy and demand drivers — 7-Eleven, Salon Moda Capelli, Tip-to-Toe, and ACE Hardware on-site; DPAC, The Curtis, and 16th Street nearby
- Downtown Denver Partnership support — dedicated retail specialist available to new owners, including tax credit applications through Denver’s Business

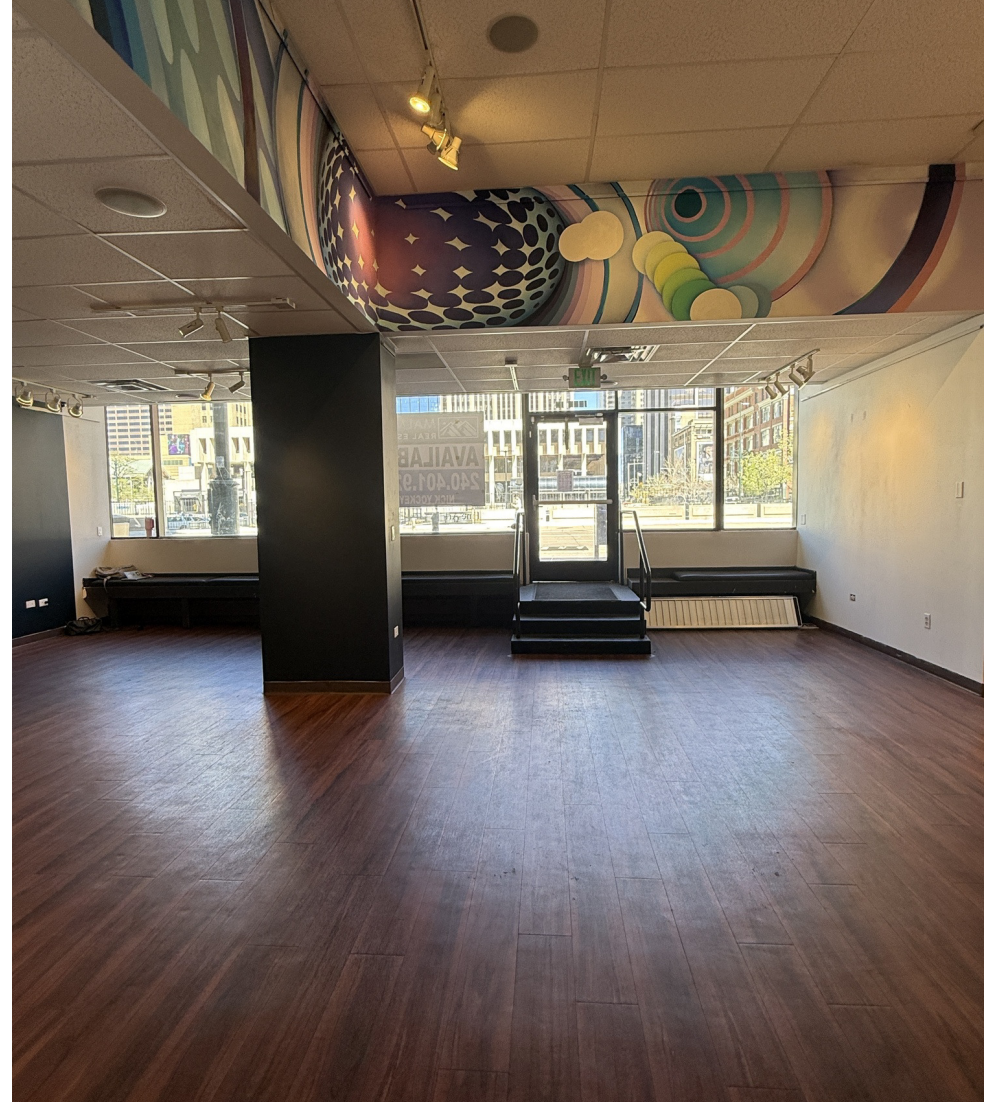
FLOOR PLAN



1020 15th St., Unit 1V, Denver

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SPACE PHOTOS



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BUILDING AMENITIES



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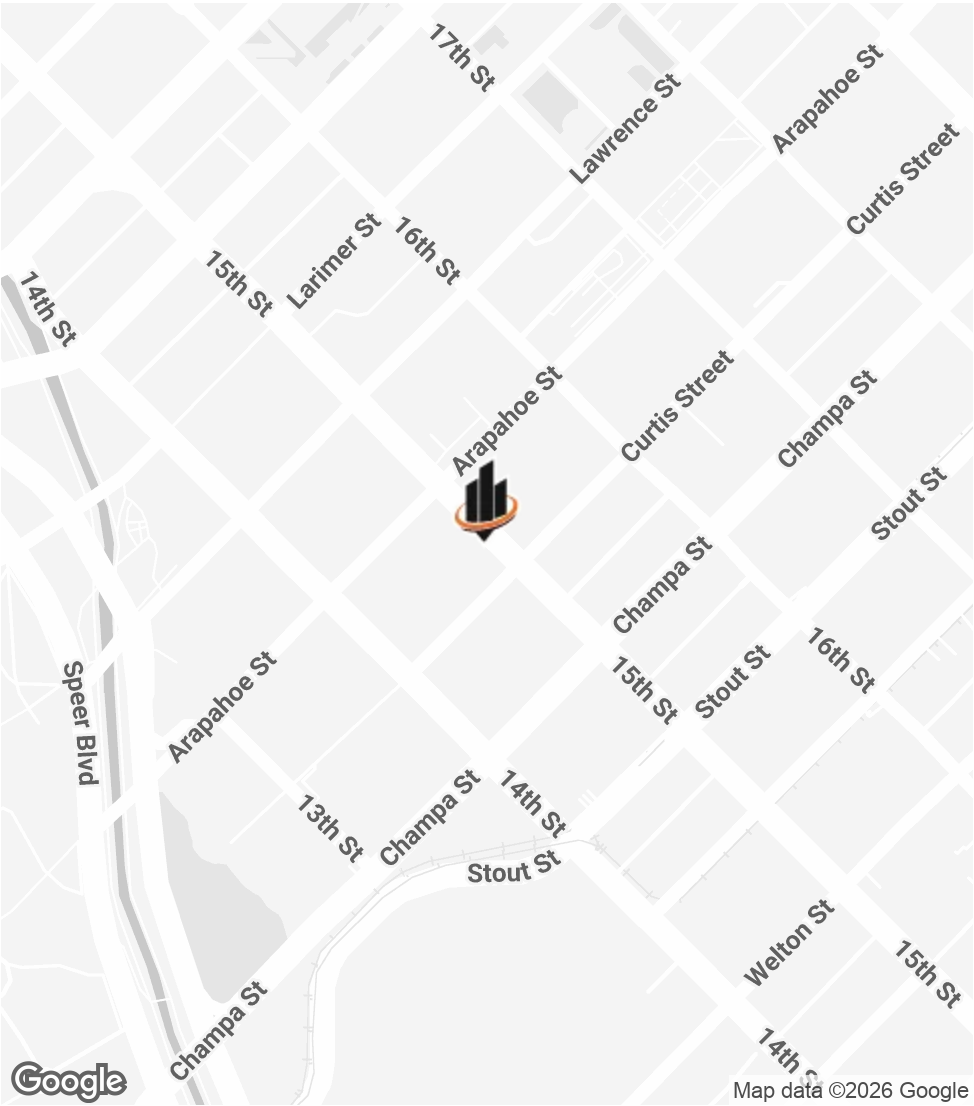
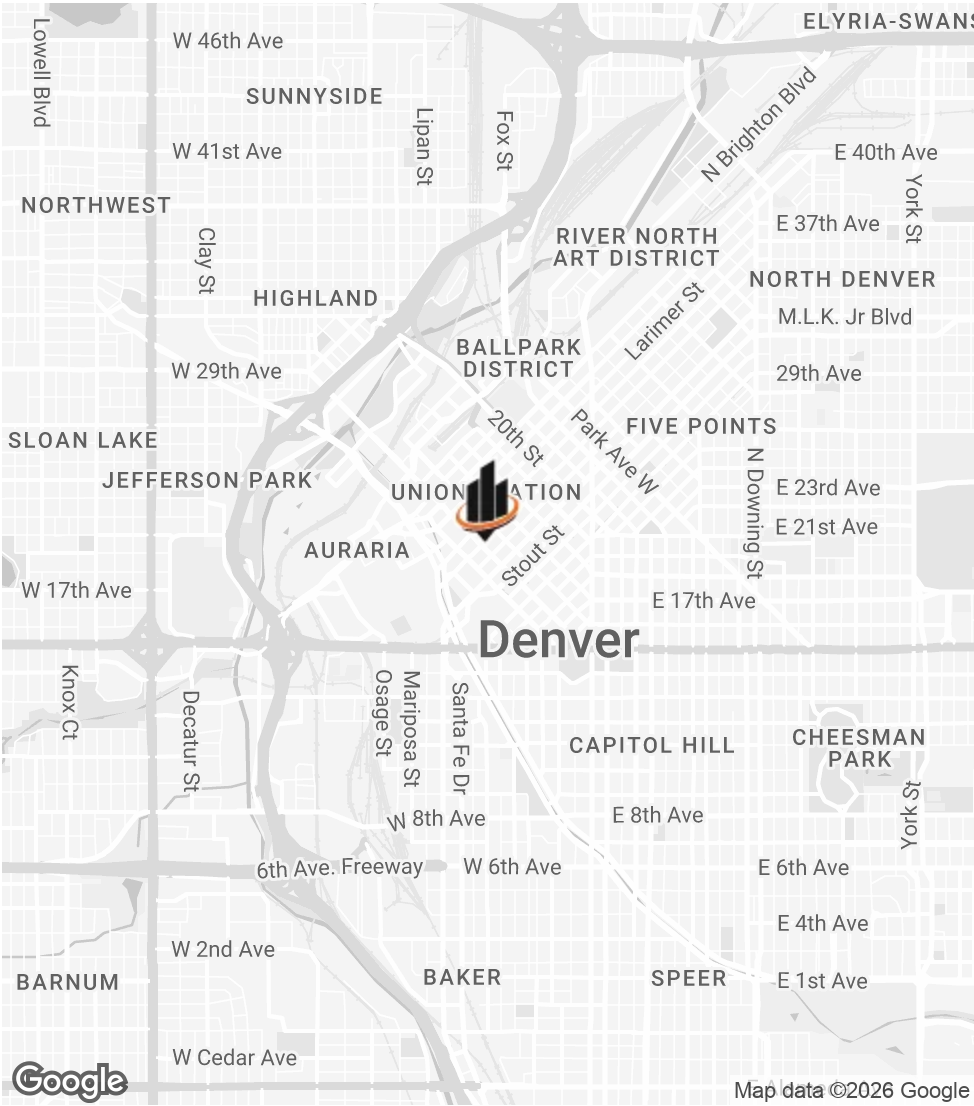
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BROOKS TOWER RETAIL SPACE | 1020 15th Street, Unit 1V Denver, CO 80202

SVN | DENVER COMMERCIAL 7

LOCATION MAP



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DOWNTOWN DENVER MAP



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RETAILER MAP



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Downtown Denver: A City Reinvesting in Its Future

Downtown Denver is in the midst of a historic reinvestment cycle. With \$4 billion in development completed or under construction since 2019, a unanimously adopted 20-year Downtown Area Plan, and \$166 million in DDDA-funded projects across 13 initiatives, the city’s urban core is evolving into a vibrant, complete neighborhood—attracting residents, businesses, and visitors at an accelerating pace.

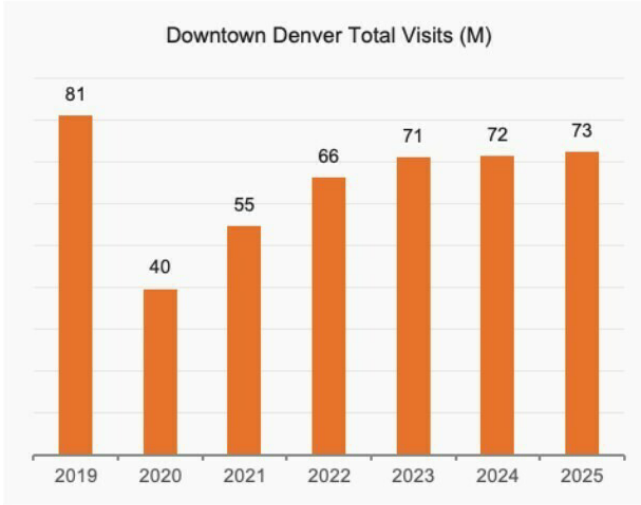
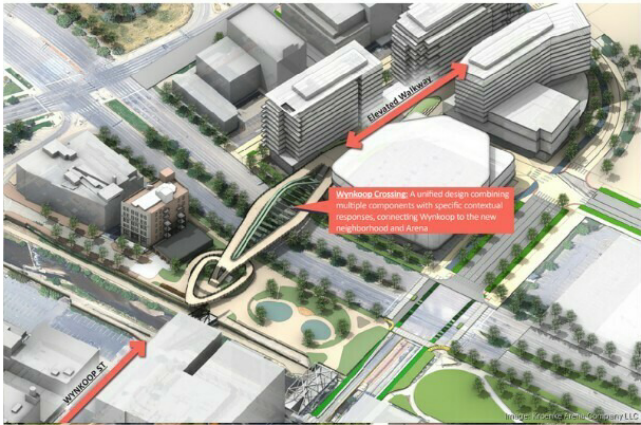
5 KEY FACTS ABOUT DOWNTOWN’S MOMENTUM

- **\$4B+ Invested** – 53 projects completed since 2019 with 11 more under construction, delivering 8,653 residential units, 1,949 hotel rooms, and \$895M in active investment.
- **Landmark Projects Ahead** – Wynkoop Crossing pedestrian bridge to Ball Arena (groundbreaking 2026), River Mile 62-acre master plan, and Civic Center Next 100 park renovation are reshaping downtown’s edges.
- **Office-to-Residential Shift** – Seven adaptive reuse projects delivering ~1,800 new residential units while removing 1.8M SF of office inventory—rebalancing supply and demand.
- **90% Recovery & Growing** – 73 million visits in 2025. December reached 99% of pre-pandemic levels. 72 new businesses opened, including elevated tenants at Larimer Square.
- **35K Residents & Climbing** – Downtown population grew 2.3x since 2010, with 3.5% projected annual growth—outpacing the city, state, and nation.

THE BIGGER PICTURE FOR DOWNTOWN

From Union Station to Civic Center, 16th Street is the connector—tying together a network of catalytic projects that are redefining Denver’s urban core. With new residential towers replacing obsolete office buildings, world-class parks under construction, and 90+ days of public activations each year, downtown is writing its next chapter. For businesses and investors, the momentum is unmistakable.

THE HEART OF COLORADO, READY FOR WHAT’S NEXT



16th Street Redevelopment: Denver's Main Corridor Reimagined

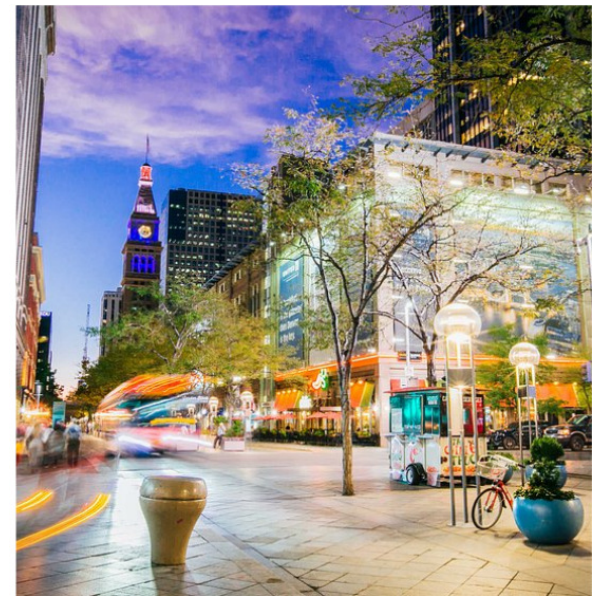
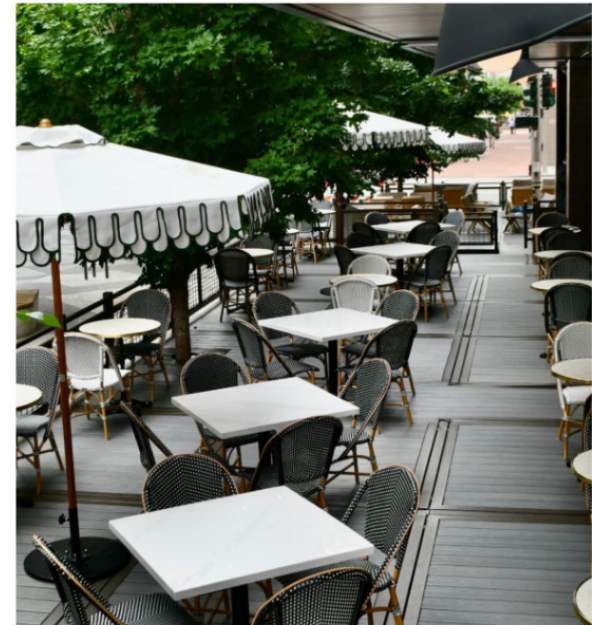
16th Street is being transformed—both in name and function—through a \$200 million redevelopment that will reinvigorate downtown Denver's most iconic and active pedestrian corridor. Spanning 1.2 miles from Union Station to Civic Center Station, this project is about more than infrastructure—it's about unlocking new opportunities for businesses, tenants, and communities in the heart of the city.

Already one of Denver's busiest destinations with over 100,000 daily visitors, 16th Street is evolving into a more connected, flexible, and future-ready urban space. With upgraded paving, infrastructure, and pedestrian flow—plus new space for activations, outdoor retail, and dining—this corridor is being purposefully designed to support growth.

5 KEY FACTS ABOUT THE 16TH STREET REDEVELOPMENT

- **\$200M Investment**
Major funding to upgrade infrastructure, improve safety, and boost economic activity downtown.
- **Better Access & Flow**
Redesigned for easier movement—pedestrians, transit, and bikes all benefit.
- **Boost for Business**
More foot traffic and new outdoor spaces = more opportunity for retail, dining, and activations.
- **Built to Last**
Upgraded utilities and sustainable design ensure long-term performance.
- **Modern Look, Historic Soul**
A fresh identity that honors the street's iconic character while embracing the future.

THE HEART OF DOWNTOWN, READY FOR WHAT'S NEXT



Union Station: A Revitalized Landmark Driving Downtown Denver's Growth



Union Station has been transformed from a historic train depot into a vibrant mixed-use hub in the heart of Downtown Denver. It now combines transit, hospitality, dining, and retail, drawing people and businesses alike. This redevelopment boosts foot traffic, encourages investment, and sets the stage for continued growth across downtown.

5 KEY FACTS ABOUT THE REDEVELOPMENT

- **Transit Hub** – Offers RTD light rail, Airport A-Line, and Amtrak service including Winter Park Express.
- **Luxury Stay** – The Crawford Hotel was remodeled into a 5-star experience with updated rooms and the revived Cooper Lounge.
- **Dining Destination** – Home to local favorites like Mercantile Dining & Provision and Stoic & Genuine.
- **Activated Public Space** – The Great Hall serves as Denver's “living room,” welcoming all-day activity.
- **Growth Catalyst** – Spurred further development in Downtown Denver, raising demand for office, retail, and residential space.

UNION STATION'S IMPACT ON DOWNTOWN DENVER

Union Station drives energy and commerce in the city's core. Its blend of transit, lifestyle, and business makes it a key draw for companies and tenants. This successful revitalization sets a new standard for urban redevelopment —where connection, culture, and opportunity meet.



DEMOGRAPHICS MAP & REPORT

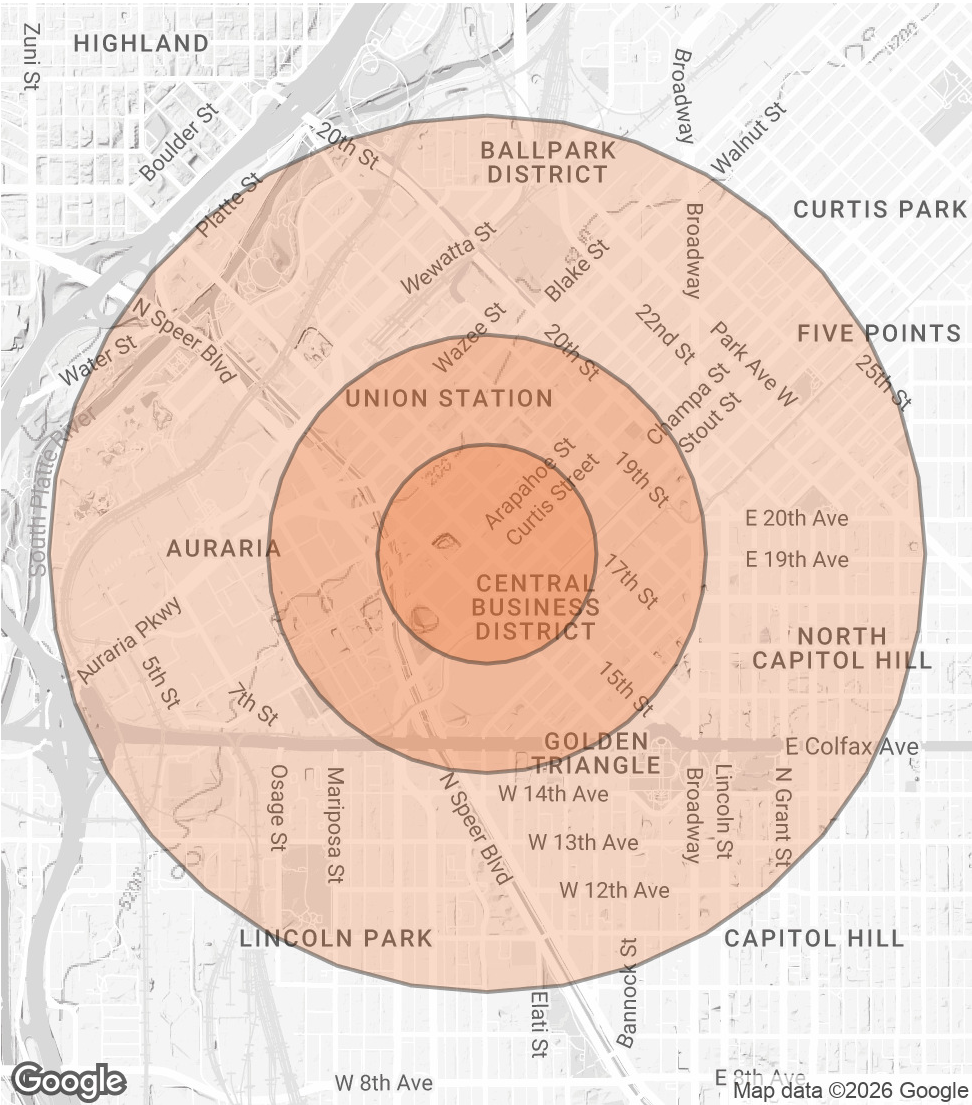
POPULATION 0.25 MILES 0.5 MILES 1 MILE

TOTAL POPULATION	2,475	7,712	40,434
AVERAGE AGE	40.9	43.5	35.9
AVERAGE AGE (MALE)	39.8	41.6	36.4
AVERAGE AGE (FEMALE)	40.7	43.3	34.7

HOUSEHOLDS & INCOME 0.25 MILES 0.5 MILES 1 MILE

TOTAL HOUSEHOLDS	1,542	4,907	25,969
# OF PERSONS PER HH	1.6	1.6	1.6
AVERAGE HH INCOME	\$160,189	\$160,283	\$128,492
AVERAGE HOUSE VALUE	\$595,489	\$662,466	\$592,304

2023 American Community Survey (ACS)



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