



STEELE CREEK RETAIL

58 Steele Street | Denver, Colorado 80206

Property Features

- Prime 6,000 SF street-level retail space on the ground floor of the 218 home Steele Creek luxury apartment building
- Irreplaceable and highly visible location adjacent to Cherry Creek Mall offering exposure to more than 40,000 vehicles per day
- 17 dedicated retail parking spaces
- Proximate to upscale Cherry Creek North Neighborhood, Colorado Blvd, University Blvd, and Speer Blvd
- Join other upscale retailers that call Steele Creek home:



Property Facts

AVAILABLE:	6,000 SF
TOTAL RETAIL:	17,054 SF
YEAR BUILT:	2015
TAXES / EXPENSES:	\$16.00/SF (2021 Estimate)
RETAIL PARKING:	17 dedicated, covered spaces

Lease Rate: Contact Broker

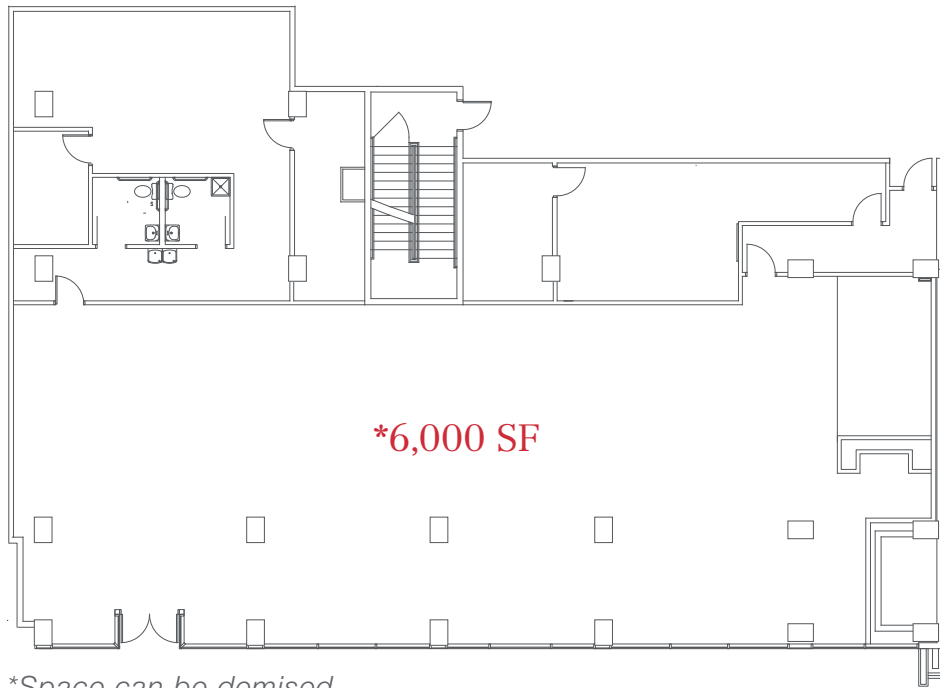
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For Lease
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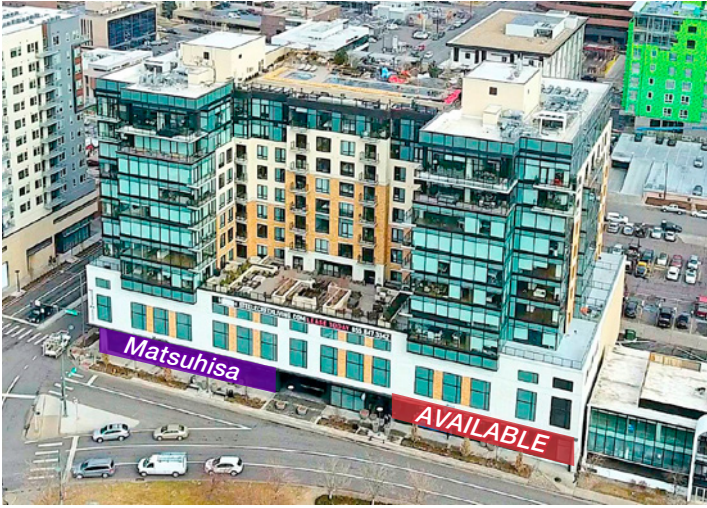
Floor Plan



Site Plan



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Drybar Cherry Creek



Matsuhisa



Pure Luxe Salon & Spa



Aerial

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For Lease

6,000 SF

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- | | |
|---------------------------------|----------------------------|
| 1 Cherry Creek Mall | 26 Room & Board |
| 2 Moxy Hotel | 27 West Elm |
| 3 Halcyon Hotel | 28 Crate & Barrel |
| 4 The Jacquard | 29 Arhaus |
| 5 JW Marriott Hotel | 30 CB2 |
| 6 Coda | 31 Design Within Reach |
| 7 Alexan Cherry Creek | 32 The Container Store |
| 8 Seasons of Cherry Creek | 33 Whole Foods |
| 9 St Paul Collection | 34 Amazon Books |
| 10 Residences at Fillmore Plaza | 35 Sur La Table |
| 11 North Creek Residences | 36 True Food Kitchen |
| 12 Laurel Cherry Creek | 37 Cherry Creek Grill |
| 13 Wells Fargo | 38 La Billoquet |
| 14 ANB Bank | 39 Crepes & Crepes |
| 15 Chase Bank | 40 Machete Tequila & Tacos |
| 16 Bank of America | 41 La Merise |
| 17 Guaranty Bank | 42 Hapa Sushi & Grill |
| 18 U.S. Bank | 43 Del Frisco's Grille |
| 19 Bank of the West | 44 North Italia |
| 20 OrangeTheory | 45 Zaidy's Deli |
| 21 The Studio | 46 Olive & Finch |
| 22 Pure Barre | 47 Kona Grill |
| 23 Stretch Lab | 48 Matsuhisa |
| 24 Gates Tennis Center | 49 Patxi's |
| 25 SoulCycle | 50 Piatti |

Traffic Counts

	1 Mile	3 Mile	5 Mile
POPULATION	17,382	223,037	571,548
AVG POPULATION AGE	45.10	38.40	36.80
AVG HOUSEHOLD INCOME	\$164,608	\$107,359	\$96,559
TOTAL EMPLOYEES	24,453	218,905	414,359

For more information:

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