

FOR LEASE
Dairy Block
 LoDo | Denver, CO



Dairy Block

A vibrant, walkable micro-district in the heart of LoDo Denver. Celebrating the front range's most inspiring retailers, food and beverage offerings and urban office alongside an independent hotel by Sage Hospitality.



Description

- Denver's hottest mixed-use project featuring 15 boutique shops, 19 restaurants, 7 bars, 9 luxury co-working spaces, and a 172 room boutique hotel
- Outstanding opportunity for craft/boutique retail, restaurant and entertainment operators
- Diverse spaces available with loads of character featuring exposed brick, hardwood floors, open ceilings and exposed ducts
- Busy, dynamic downtown trade area in the LoDo district with excellent co-tenancy in the area
- Located steps from Coors Field and Union Station
- 138,970 employees commute to the Downtown Denver trade area daily and approx. 2,000 office employees currently work on-site
- The area has seen a 13% growth in the residential population over the last few years
- Solid landlord/management team that invests heavily into PR and marketing for its on-site tenants in addition to event activation of collaborative programming

On-Site Retailers



Nearby Retailers



Demographics

	1 MILE	3 MILE	5 MILE
Current Population	37,058	231,860	471,678
Total Households	22,508	116,971	213,366
Average HH Income	\$128,212	\$96,843	\$99,653
Daytime Population	153,237	381,555	658,785

Year: 2019 | Source: Esri

Traffic Counts

18th St: se/o Blake St	6,116 VPD
Blake St: sw/o 19th St	8,996 VPD
19th St: se/o Wazee St	6,247 VPD

Year: 2018 | Source: CoStar

Contact

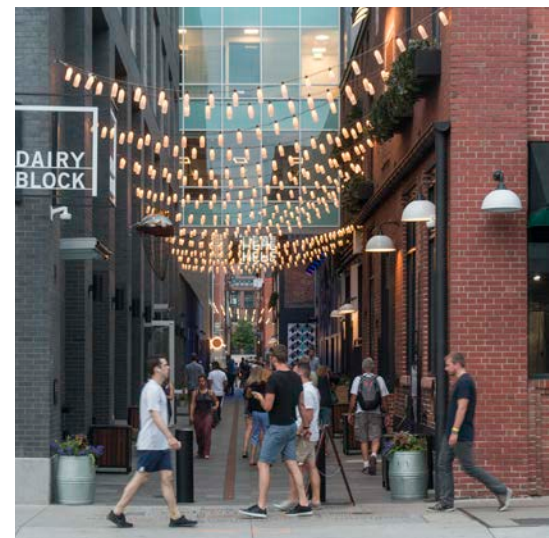
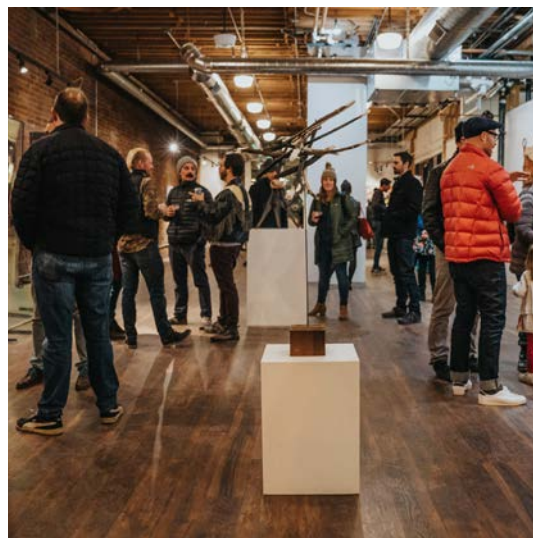
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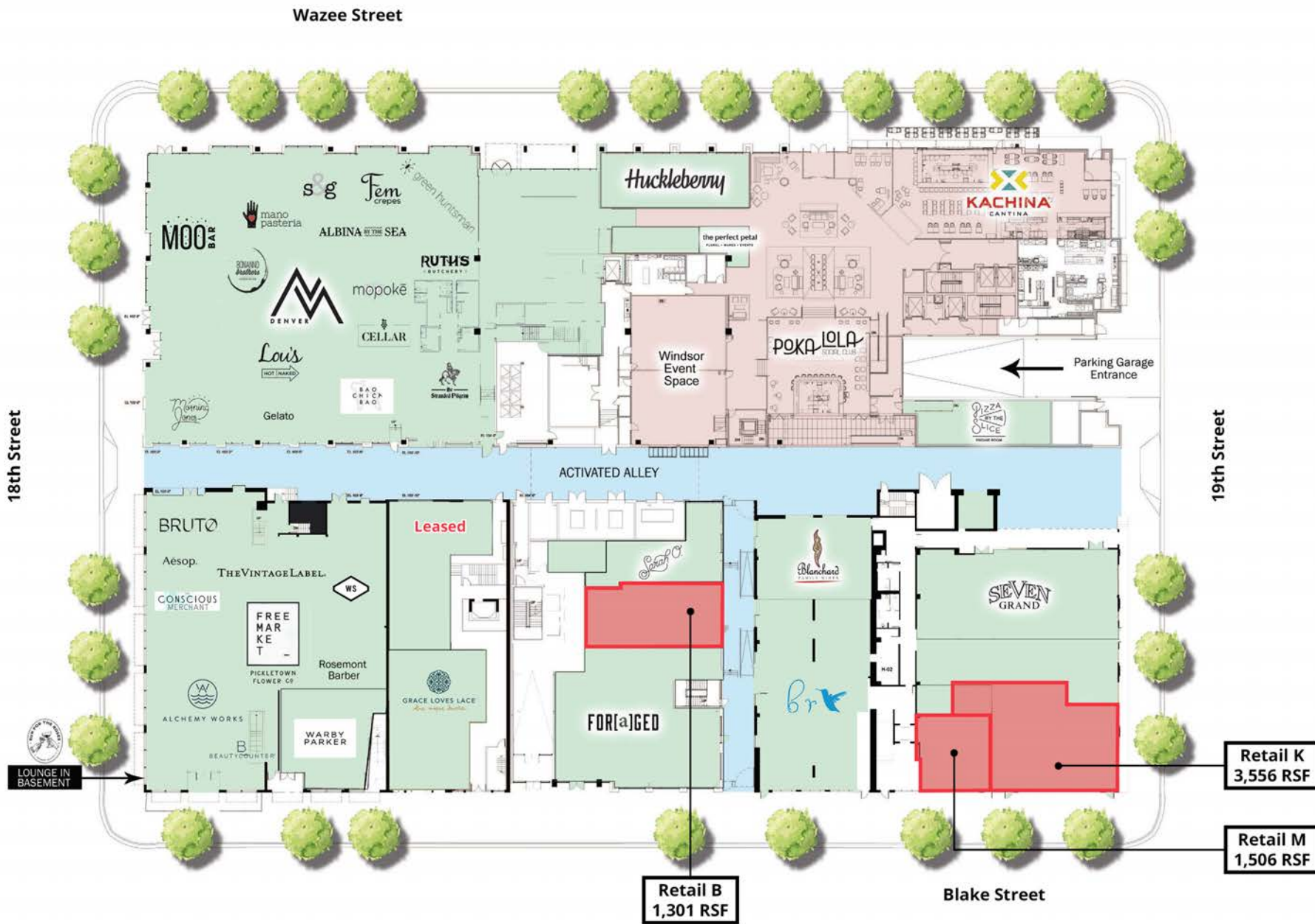
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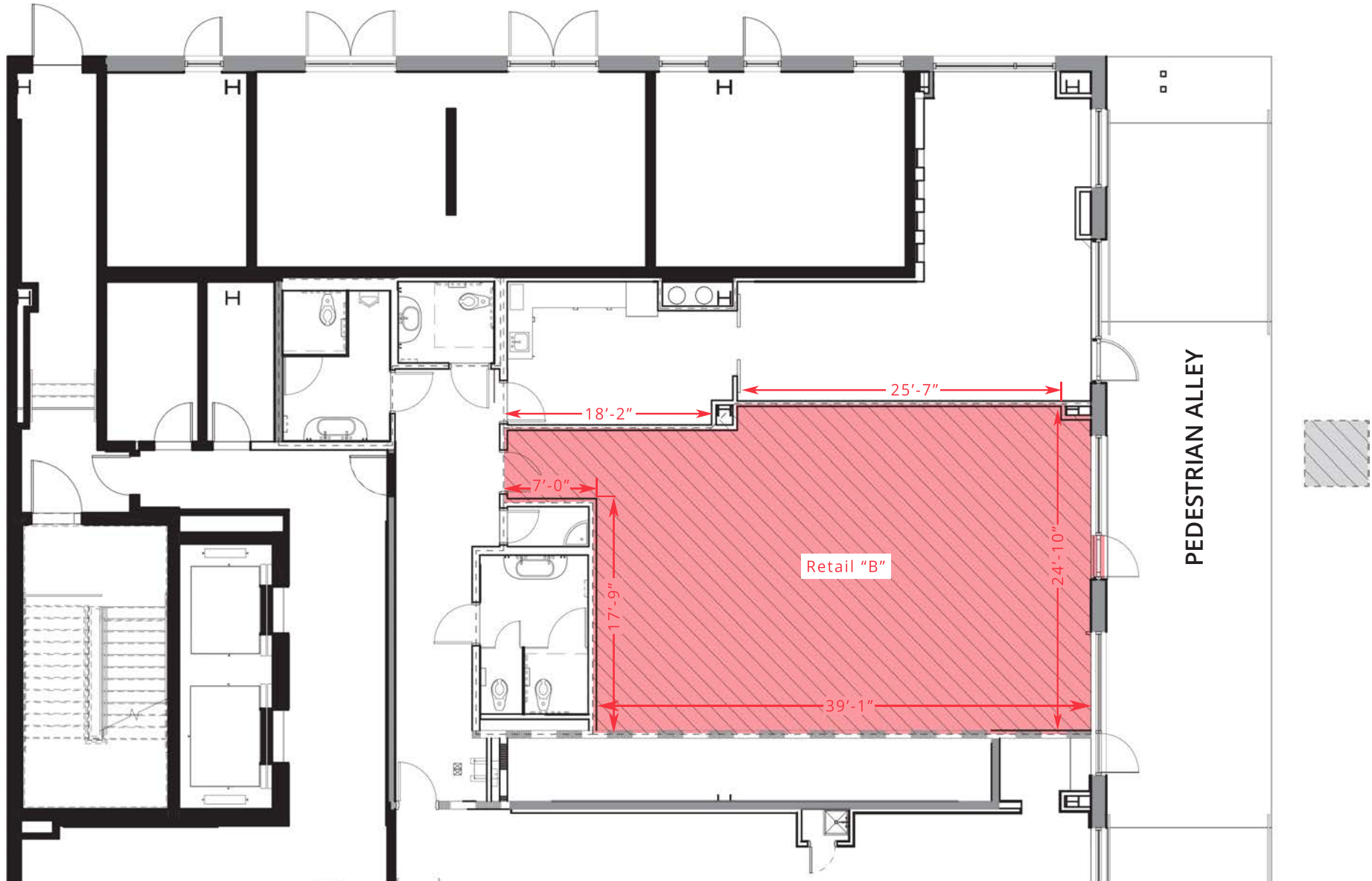


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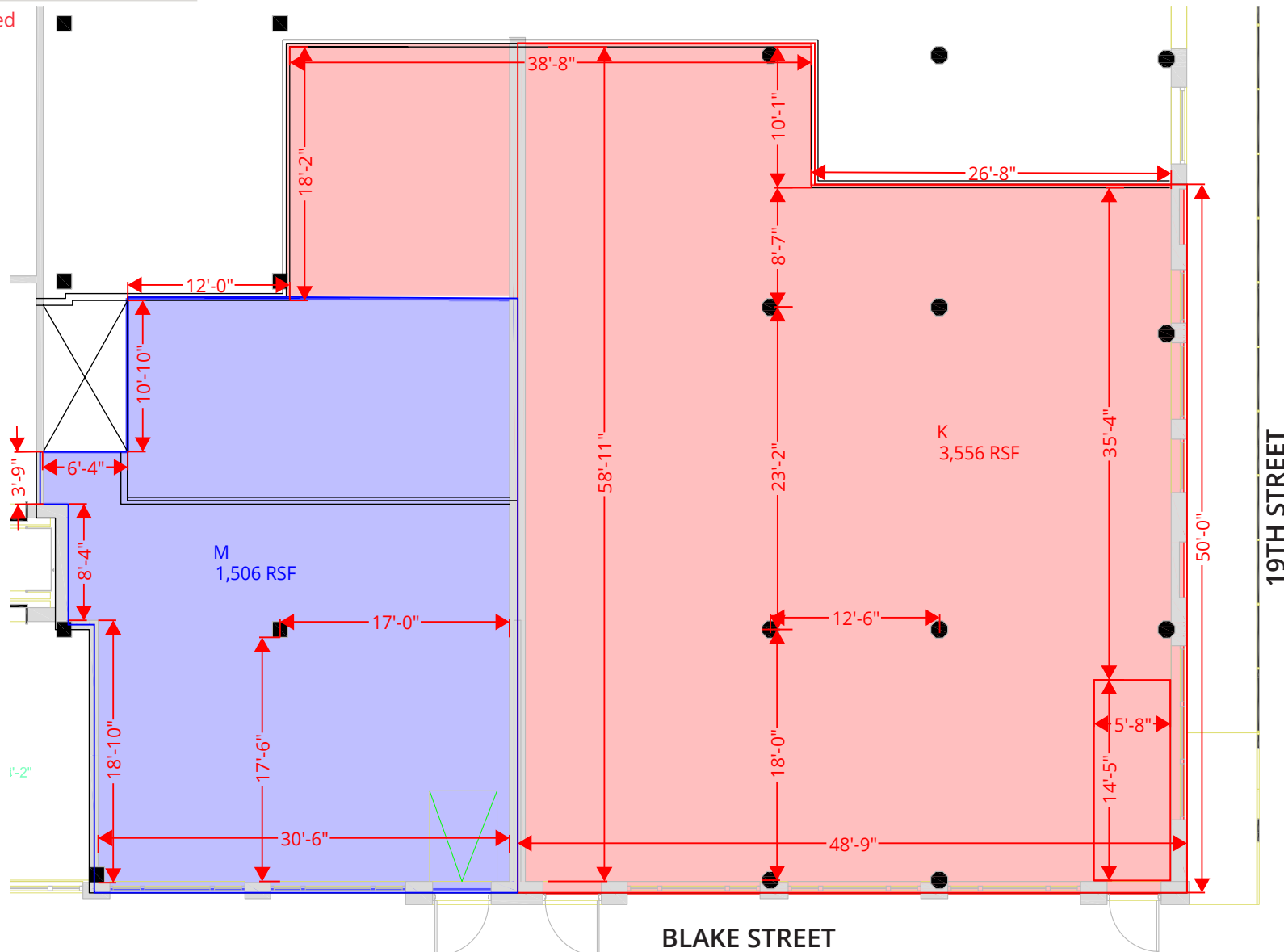


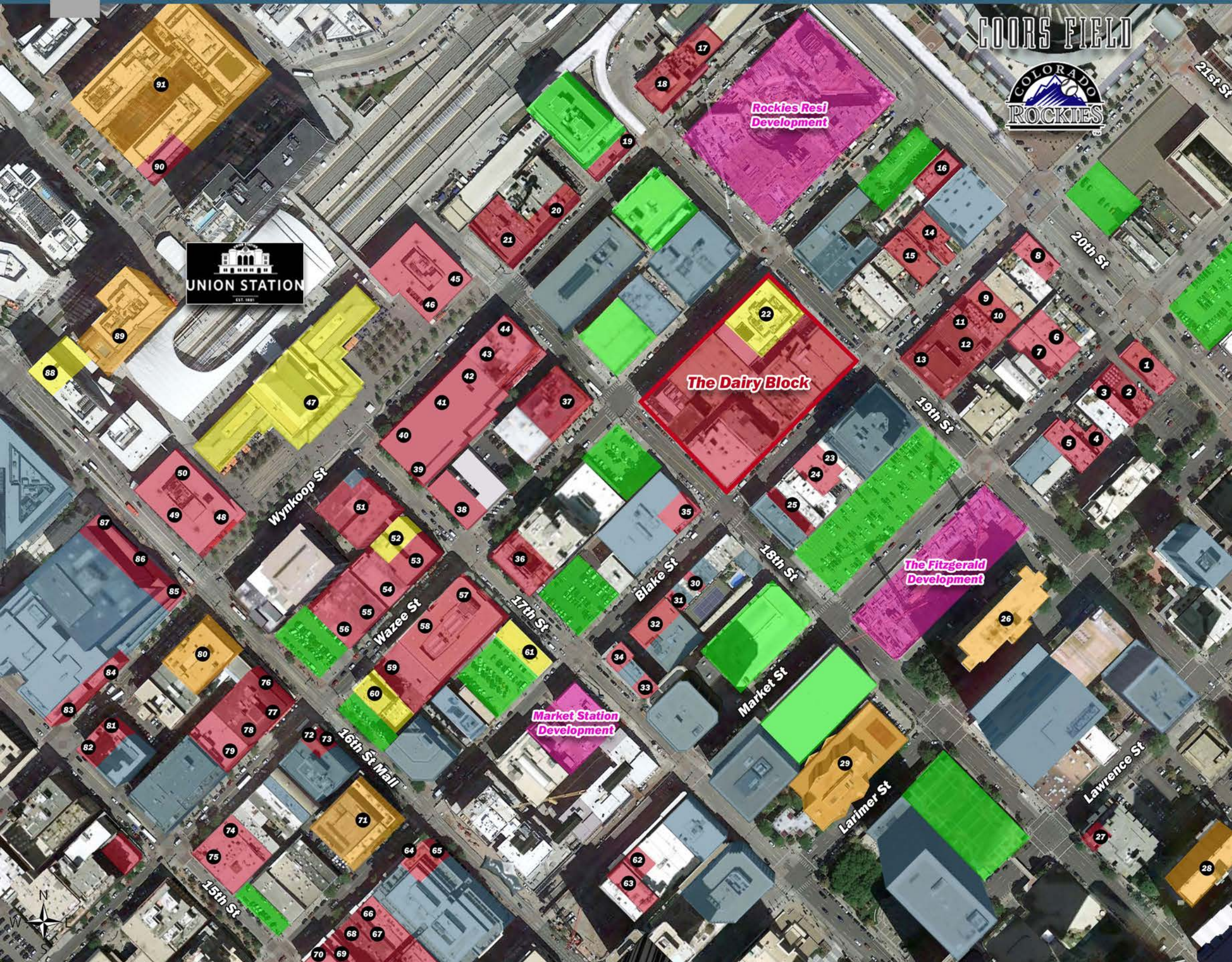
SPACE	GLA
Retail "B"	1,301



SPACE	GLA
Retail "M"	1,506
Retail "K"	3,556

*M and K can be combined





NEIGHBORHOOD COMPONENTS

- Retail
- Office
- Parking
- Apartments / Condos
- In Development
- Hotel

1-Mile Demographics, 2019

Total Population	37,075	Total Households	22,558
Avg. HH Income	\$127,818	Daytime Population	154,007

- 1 El Chapultepec
- 2 Lodo's Bar & Grill
- 3 Neon Baby Denver
- 4 Brother's Bar & Grill
- 5 Wine Cellar Lodo
- 6 The Tavern
- 7 Cowboy Lounge
- 8 Painting with a Twist
- 9 Swanky's Vittles & Libations
- 10 The Refinery
- 11 Sports Column
- 12 Hayter's CO
- 13 Summit Theater
- 14 The 1UP Arcade Bar - LoDo
- 15 Falling Rock Tap House
- 16 Jackson's Denver
- 17 Howl at the Moon Denver
- 18 ChopHouse & Brewery Denver
- 19 MidWestOne Bank
- 20 Icehouse Tavern
- 21 Rodizio Grill - Denver
- 22 The Maven Hotel at Dairy Block
- 23 TechHub
- 24 Vesta
- 25 Pony Up
- 26 Sunset Park Apartments
- 27 7-Eleven
- 28 Skyline 1801
- 29 The Windsor
- 30 Nail Day
- 31 Dentist
- 32 Concentra Urgent Care
- 33 Rose & Thorn
- 34 Slice Works
- 35 7-Eleven
- 36 Jax Fish House & Oyster Bar - LoDo
- 37 Morton's The Steakhouse
- 38 Mangiamo Pronto!
- 39 Paradise Cleaners
- 40 Venice
- 41 Machete Tequila + Tacos
- 42 The Parlour
- 43 The MacSpa
- 44 Wynkoop Brewing Company
- 45 Alpine Bank
- 46 Hopdoddy Burger Bar
- 47 The Crawford Hotel
- 48 Thirsty Lion Gastropub
- 49 Protein Bar & Kitchen
- 50 Zoe Ma Ma
- 51 Amante Coffee at the Oxford
- 52 The Oxford Hotel
- 53 Urban Farmer Denver
- 54 David Cook Fine Art
- 55 5th Avenue Nail Salon
- 56 Yampa Sandwich Company
- 57 Avelina
- 58 Rockmount Ranch Wear Mfg Co
- 59 bd's Mongolian Grill
- 60 NATIV Hotel
- 61 Barth Hotel
- 62 The Delectable Egg
- 63 Oskar Blues Grill & Brew
- 64 Starbucks
- 65 Chipotle
- 66 D'Corazon Mexican
- 67 Freshcraft
- 68 Brasstacks
- 69 Jovanina's Broken Italian
- 70 Hapa Sushi Grill & Sake Bar
- 71 SugarCube Building
- 72 Illegal Pete's LoDo
- 73 The Kitchen American Bistro
- 74 Deep Rot's Winery & Bistro
- 75 BOUQUETS
- 76 Blue Sushi Sake Grill
- 77 Wines Off Wynkoop
- 78 David B. Smith Gallery
- 79 Great Western Bank
- 80 Mercantile Square Lofts
- 81 Upstairs Circus LoDo
- 82 Chow Morso Osteria
- 83 Fogo de Chao
- 84 Marg's Taco Bistro
- 85 Office Depot
- 86 My Favorite Muffin
- 87 Anthony's Pizza & Pasta
- 88 Kimpton Hotel Born
- 89 Platform at Union Station
- 90 Whole Foods Market
- 91 Union Denver by daydream

Imagery © 2020 Google, other source, other source

	1 mile	3 miles	5 miles
Population			
2000 Population	12,431	182,884	394,120
2010 Population	20,393	181,744	391,991
2019 Population	37,058	231,860	471,678
2024 Population	45,275	259,634	516,822
2000-2010 Annual Rate	5.07%	-0.06%	-0.05%
2010-2019 Annual Rate	6.67%	2.67%	2.02%
2019-2024 Annual Rate	4.09%	2.29%	1.84%
2019 Male Population	54.8%	51.7%	50.6%
2019 Female Population	45.2%	48.3%	49.4%
2019 Median Age	33.9	34.7	35.7
Households			
2000 Households	6,290	82,229	168,526
2010 Households	12,146	91,553	177,093
2019 Total Households	22,508	116,971	213,366
2024 Total Households	27,633	131,353	234,661
2000-2010 Annual Rate	6.80%	1.08%	0.50%
2010-2019 Annual Rate	6.90%	2.68%	2.03%
2019-2024 Annual Rate	4.19%	2.35%	1.92%
2019 Average Household Size	1.54	1.92	2.16
Housing Units			
2019 Total Housing Units	26,191	126,484	228,131
2019 Owner Occupied Housing Units	5,459	42,469	96,028
2019 Renter Occupied Housing Units	17,050	74,502	117,338
2019 Vacant Housing Units	3,683	9,513	14,765
Race and Ethnicity			
2019 White Alone	78.3%	70.7%	69.9%
2019 Black Alone	7.0%	7.6%	6.9%
2019 American Indian/Alaska Native Alone	1.1%	1.7%	1.6%
2019 Asian Alone	4.3%	2.7%	3.0%
2019 Pacific Islander Alone	0.2%	0.1%	0.1%
2019 Hispanic Origin (Any Race)	17.0%	33.7%	37.1%
Income			
2019 Median Household Income	\$90,992	\$65,905	\$66,075
2019 Average Household Income	\$128,212	\$96,843	\$99,653
2019 Per Capita Income	\$77,418	\$49,014	\$45,255
2019 Population 25+ by Educational Attainment			
Total	29,890	171,429	334,491
High School Graduate	5.4%	10.2%	13.1%
GED/Alternative Credential	1.4%	3.0%	3.6%
Some College, No Degree	12.2%	13.9%	15.3%
Associate Degree	4.0%	4.5%	4.6%
Bachelor's Degree	47.2%	37.2%	31.3%
Graduate/Professional Degree	24.4%	20.5%	18.8%
Daytime Population			
2019 Total Daytime Population	153,237	381,555	658,785
Workers	142,771	289,582	451,833
Residents	10,466	91,973	206,952