

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

Fully Leased!

CONTACT US

Derek Henry

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

Autumn Miller-Davidson

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

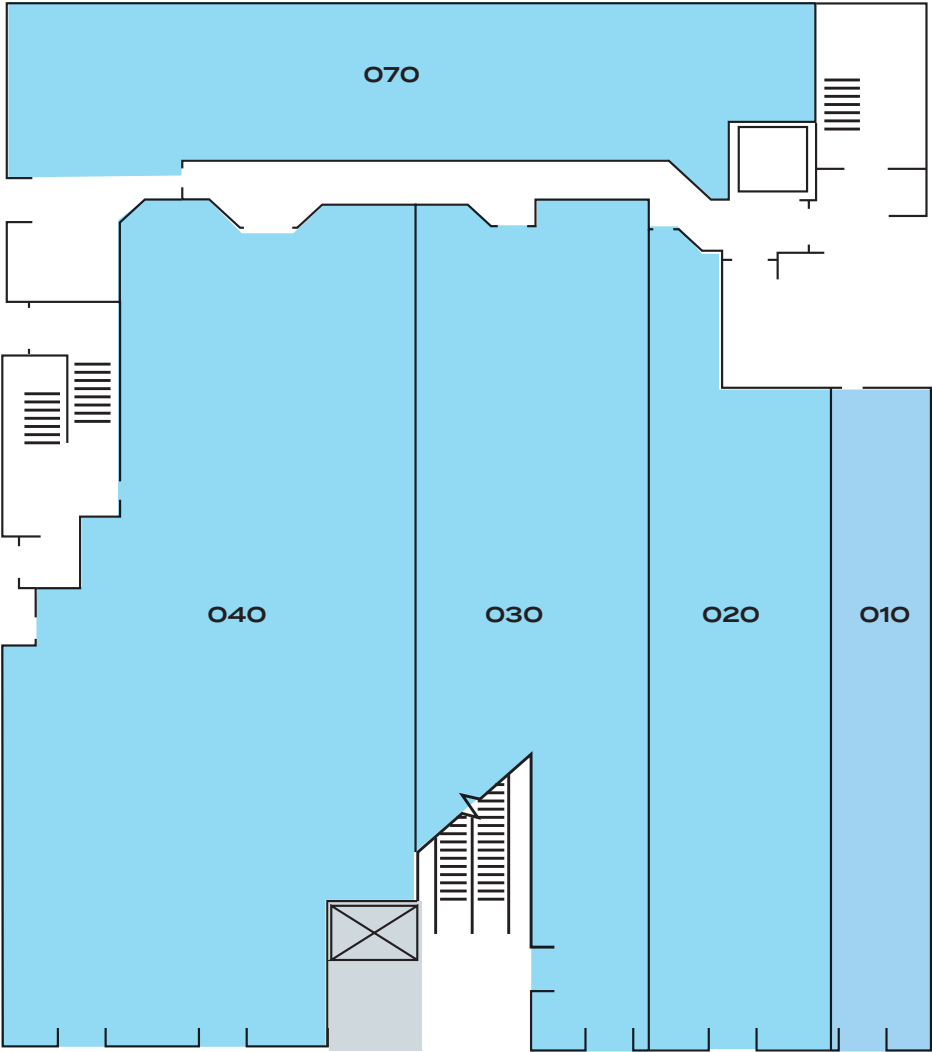
GARTPROPERTIES.COM

JOIN THESE TENANTS



1600 CALIFORNIA

1600 California Street, Denver, Colorado 80202



16TH STREET MALL

LEVEL ONE

070	Chipotle	2,590 SF
040	Giordano's	5,251 SF
030	Misty Dynasty - <i>Coming Soon!</i>	3,173 SF
020	The Yard Milkshake Bar	2,630 SF
010	Aloha Hat & Sole	1,116 SF

LEVEL TWO & THREE

Target	29,749 SF
--------	-----------

1600 CALIFORNIA

1600 California Street, Denver, Colorado 80202



2026 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)



1600 CALIFORNIA

1600 California Street, Denver, Colorado 80202





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

303-336-0293

AUTUMN MILLER-DAVIDSON

Administration Director

amiller@gartproperties.com

303-270-0359

