

# 1600 CALIFORNIA

1600 California Street, Denver, Colorado 80202

*Gart*  
GART PROPERTIES



## CONTACT US

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## 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 Giordanno'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

### Suite 030

3,173 SF

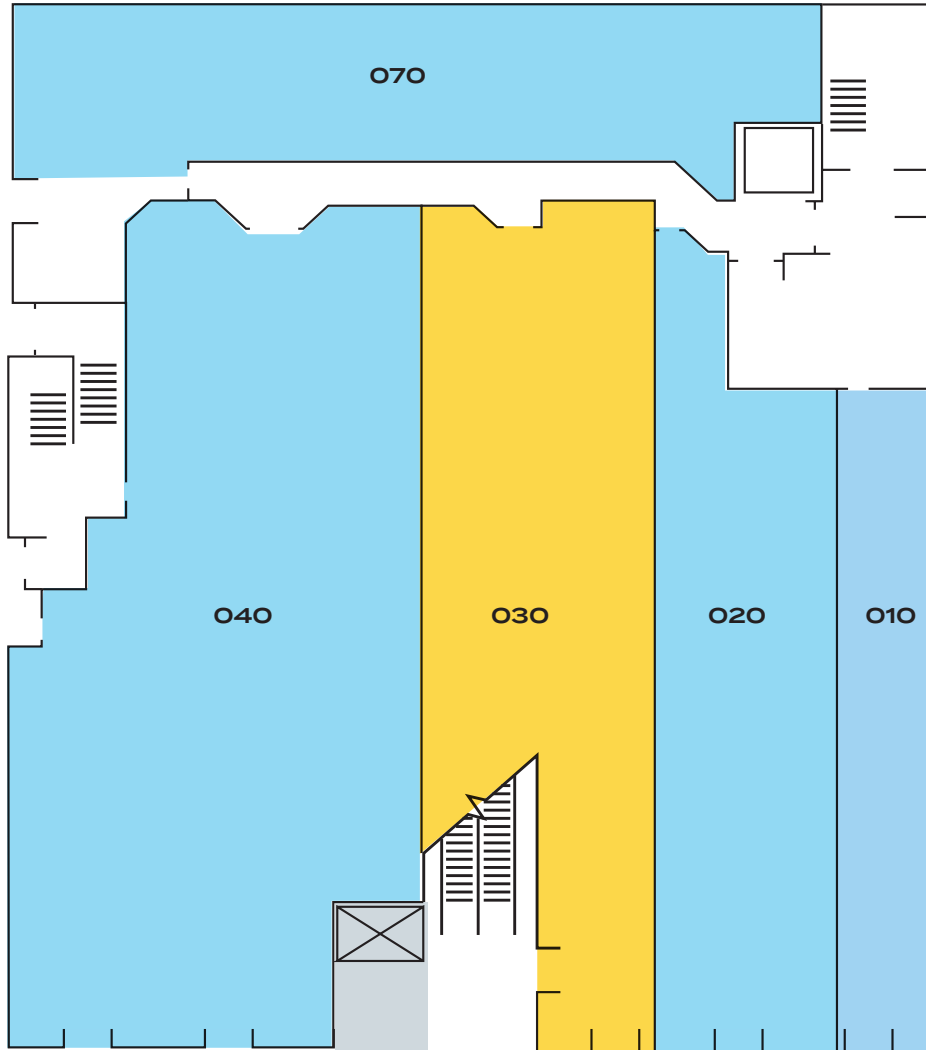
Second Generation Restaurant

## JOIN THESE TENANTS



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16TH STREET MALL

## LEVEL ONE

070	Chipotle	2,590 SF
040	Giordano's	5,251 SF
030	AVAILABLE (2nd Gen Restaurant)	3,173 SF
020	The Yard Milkshake Bar	2,630 SF
010	Aloha Hat & Sole - <i>Now Open!</i>	1,116 SF

## LEVEL TWO & THREE






Target 29,749 SF

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## 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	<b>16th Street &amp; California Street:</b> 35,300 pedestrians per day		
	<b>16th Street Mall:</b> 60,000 riders per weekday on RTD shuttle		
	<b>RTD Light Rail:</b> D Line stops here 96 times per day		

## SUB-MARKET DATA

**City/County:** Denver / Denver

**Zoning:** Downtown-Core (D-C)



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240 Saint Paul St, Suite 200, Denver, Colorado 80206

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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.

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