

DENVER PAVILIONS

500 16th Street Mall, Denver, Colorado 80202



CONTACT US

Gart Properties

info@gartproperties.com
(303) 399-2555
240 Saint Paul Street, Suite 200
Denver, Colorado, 80206



DENVERPAVILIONS.COM
GARTPROPERTIES.COM

PROPERTY HIGHLIGHTS

- Tourists: 73 million visits in 2025.
- 16th Street is a #1 Tourist Attraction, 2.5 million visits in 2025.
- Downtown employees: 152,000.
- 35,000 downtown residents | 106,000 City Center residents
- 277,451 Convention Center attendees 2025.
- 30% of all Denver's jobs are in Downtown Denver.
- 1,000 parking spaces | 800 underground, 200 in surface lots

FEATURED SPACES

Suite 128

4,093 SF
Second Generation Restaurant

Suite 120

11,736 SF
Second Generation Restaurant

Suite 240

6,719 SF
Prime end-cap

JOIN THESE TENANTS



DENVER PAVILIONS



500 16th Street Mall, Denver, Colorado 80202

STREET LEVEL

110	AVAILABLE	27,500 SF
118	Rocky Mtn Chocolate	817 SF
120	Second Generation Restaurant	11,736 SF
121	Sunglass Hut	895 SF
122	Nook on 16th St	1,019 SF
123	AVAILABLE	812 SF
124	AVAILABLE	1,003 SF
128	Second Generation Restaurant	4,093 SF
130	H&M	31,089 SF
132	Ku Cha House of Tea	802 SF
134	Le Macaron	1,006 SF
136	AVAILABLE	1,445 SF
138	Auntie Anne's - Cinnabon	1,192 SF
150	Maggiano's Little Italy	16,237 SF
151	Second Generation Restaurant	3,556 SF
156	AVAILABLE	5,648 SF
160	5280 Burger Bar	6,370 SF
170	Hot Topic	1,790 SF
174	Sole Street Shoes	3,414 SF
180	AVAILABLE	19,150 SF
184a	It'Sugar	2,659 SF
184b	Henry's Tavern	9,594 SF
184c	Que Rico Raspados	3,318 SF



DENVER PAVILIONS

500 16th Street Mall, Denver, Colorado 80202

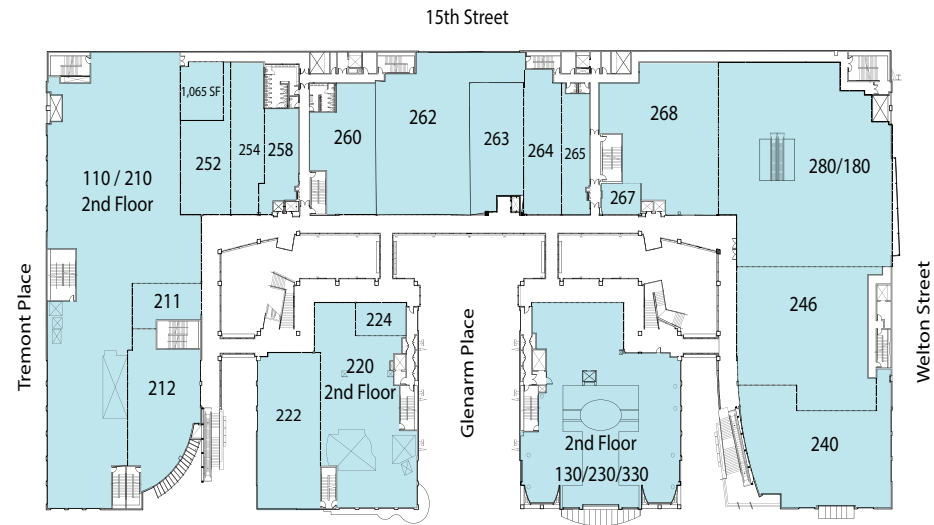


SECOND LEVEL

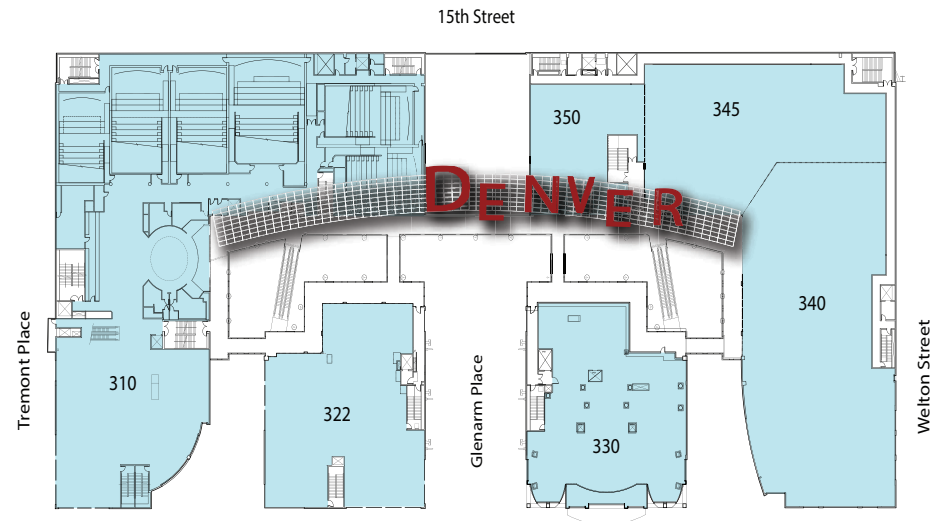
210	AVAILABLE	27,500 SF
211	AVAILABLE	1,200 SF
212	AVAILABLE	3,914 SF
220	Second Generation Restaurant	11,763 SF
222	AVAILABLE	4,269 SF
224	AVAILABLE	726 SF
230	H&M	31,089 SF
240	AVAILABLE	6,719 SF
246	AVAILABLE	7,500 SF
252	AVAILABLE	2,267 SF
254	AVAILABLE	2,108 SF
258	AVAILABLE	1,590 SF
260	AVAILABLE	3,158 SF
262	Museum for Black Girls	7,112 SF
263	Mall Security Office	2,536 SF
264	I Heart Denver	2,147 SF
265	AVAILABLE	1,501 SF
267	AVAILABLE	563 SF
268	AVAILABLE	6,291 SF
280	Bodies Experience	13,485 SF

THIRD LEVEL

310	Regal UA Theaters	79,438 SF
322	XSO Nightclub	11,415 SF
330	H&M	31,089 SF
340	Lucky Strike Lanes	21,538 SF
345	For the Win	12,720 SF
350	Coyote Ugly Saloon	6,000 SF



16th Street Mall
SECOND LEVEL



16th Street Mall
THIRD LEVEL

DENVER PAVILIONS

500 16th Street Mall, Denver, Colorado 80202



2026 DEMOGRAPHICS

	.75-Mile	3-Mile	5-Mile
 Daytime population	183,470	414,104	685,757
 Population	42,750	242,683	511,503
 Average HH Income	\$113,565	\$84,134	\$84,223
 Education (Bachelors)	39.3%	36.0%	31.0%
 Average Daily Pedestrians	Welton to Glenarm 29,657	Glenarm to Tremont 28,367	16th Street Mall 45,000 riders per weekday on
			RTD Light Rail Stops 1 block away 51,000 passengers per weekday

SUB-MARKET DATA

City/County: Denver / Denver

Zoning: Downtown-Core (D-C)



DENVER PAVILIONS



500 16th Street Mall, Denver, Colorado 80202



LEASED & MANAGED BY:

Gart

GART PROPERTIES

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

(303) 399-2555

info@gartproperties.com

GARTPROPERTIES.COM

DENVERPAVILIONS.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.

