

# BASECAMP MARKET STATION







2-ACRE SITE IN THE HEART OF LOWER DOWNTOWN -LODO- IN DENVER



## POPULATION



1 MILE	36,126
2 MILE	132,074
3 MILE	237,447

## HOUSEHOLDS



1 MILE	22,163
2 MILE	72,182
3 MILE	120,815

## AVERAGE HH INCOME



1 MILE	\$126,346
2 MILE	\$113,582
3 MILE	\$116,007

## EMPLOYEES



1 MILE	103,273
2 MILE	176,926
3 MILE	217,386

## DAYTIME POPULATION



1 MILE	163,390
2 MILE	291,250
3 MILE	383,244

## HOTEL KEYS DOWNTOWN

12,000



## BACHELOR'S DEGREE OR HIGHER

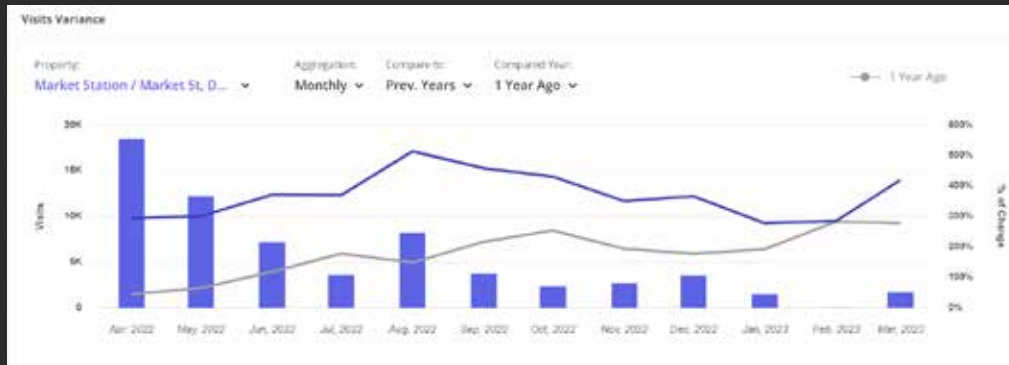
63%



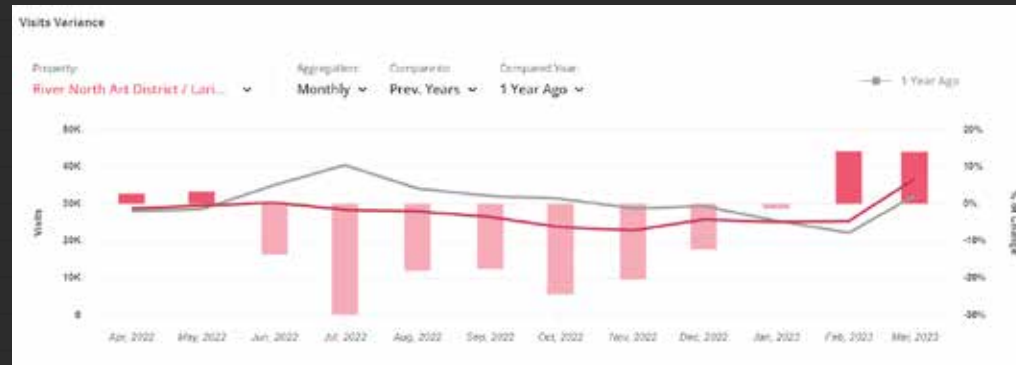
source: *Placer.ai*, based on 2022 statistics



# BASECAMP CONTINUES TO GROW POST-COVID



**BASECAMP's visit variance YoY continues to gain traction**



**RiNo falters as it tries to regain lost visits**



**Looking at Yo3Y, BASECAMP's recovery trend is not an anomaly**

**BASECAMP**

**RiNo**

source: Placer.ai





**55,000 SF OF GROUND FLOOR RETAIL WITH  
PRIVATE 14K SF INTERIOR PASEO**



**SECURE, UNDERGROUND GARAGE WITH  
330 VALET-OPERATED SPACES AVAILABLE 24/7**



**500+ EMPLOYEES + CLIENTS IN  
96,000 SF OF LEASED OFFICE SPACE**



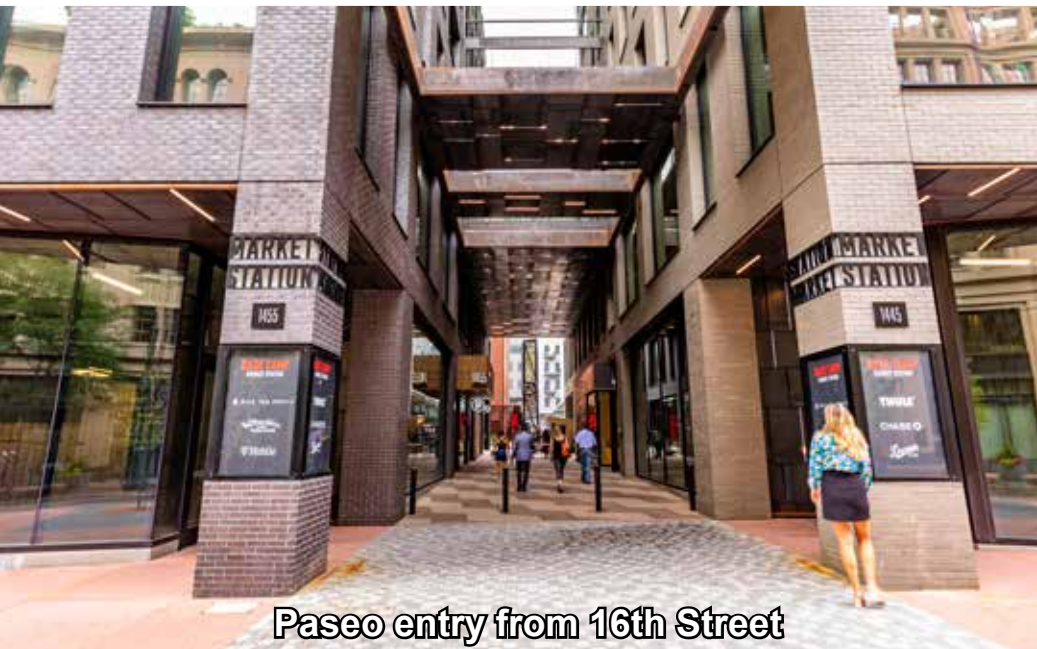
**300+ RESIDENTS LIVING ON-SITE  
IN 225 UNITS**



# 3 HIGHLY TRAFFICKED ENTRY POINTS & DIRECTORY LOCATIONS



Arcade entry from Market Street



Paseo entry from 16th Street



Paseo entry from 17th Street





FIRST NORTH AMERICAN STORE



FIRST COLORADO STORE



AETHER OUTPOST



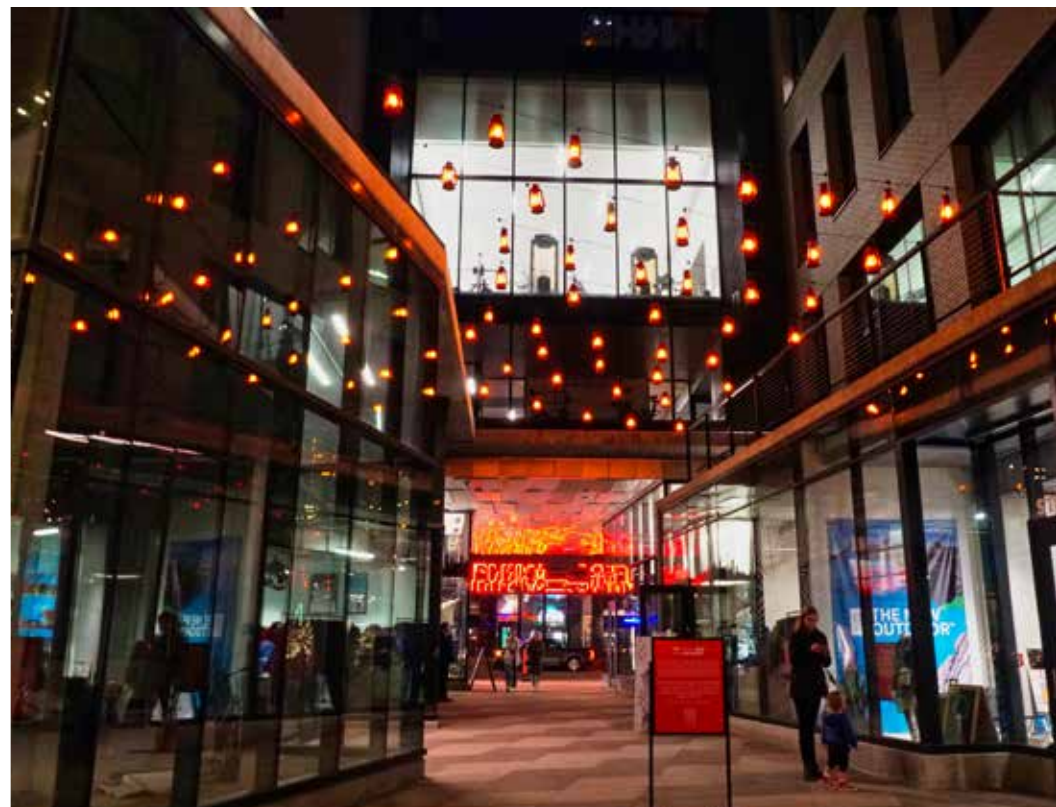
FIRST IN COLORADO



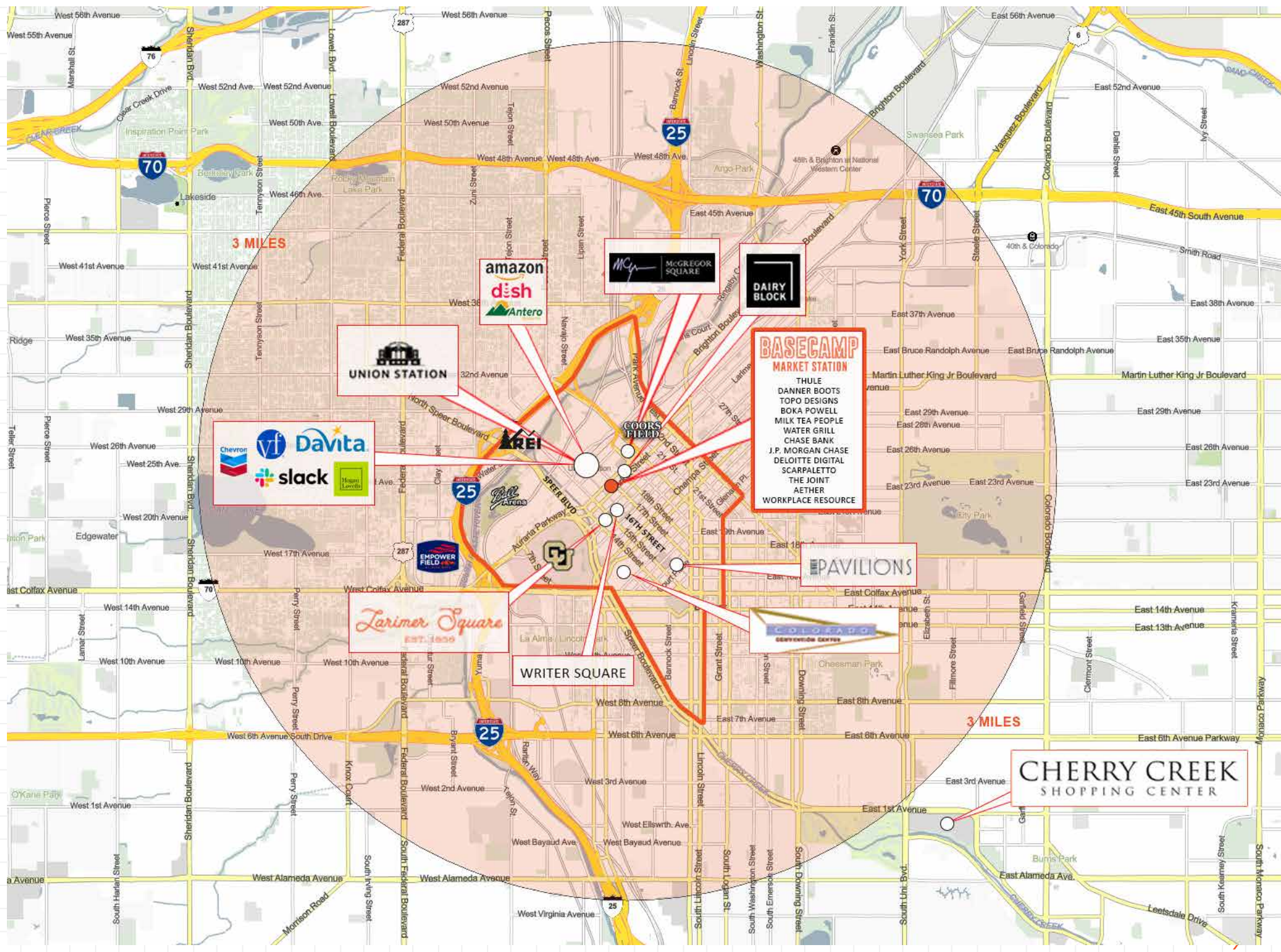
# THE PASEO - A COMMUNAL SPACE FOR BRAND ACTIVATION AND A GREAT PLACE TO HANG















# BASECAMP MARKET STATION

PRESENTED BY

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CONTINUUM



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