

1430 Larimer Street, Denver, CO

COORDINATES

39.7476, -104.9994

TRADE AREA

1km radius

REPORT ID

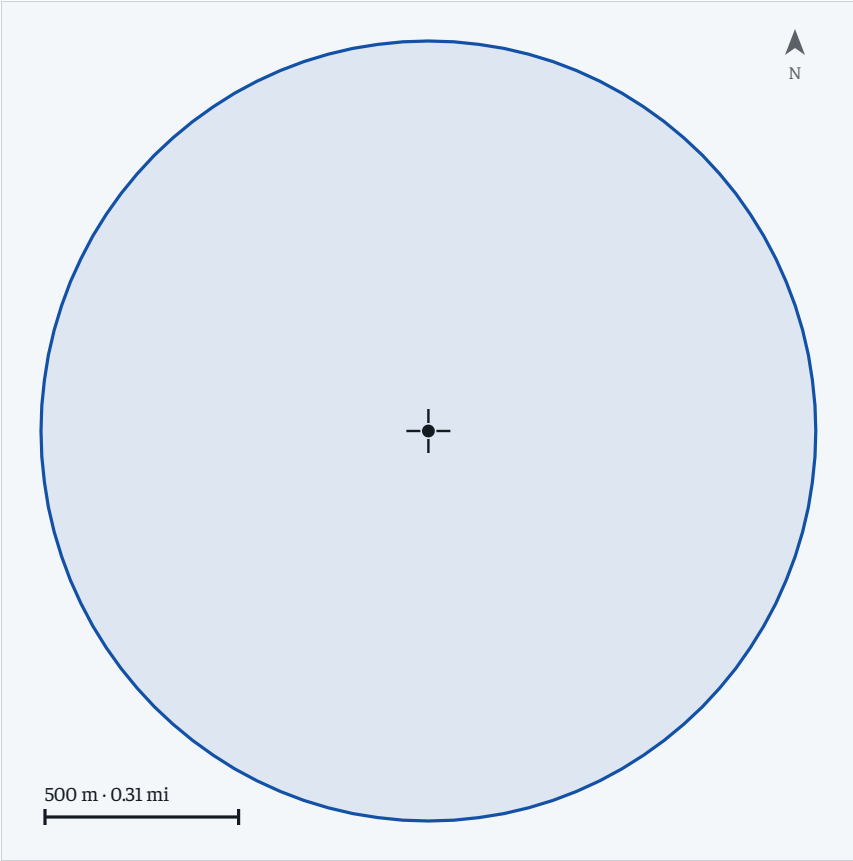
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GENERATED

August 6, 2026

Prepared by Vantlens

Trade Area



Boundary 1 km straight-line radius

Area 3.1 km² (1.2 mi²)

Extent 2 km E–W × 2 km N–S

WEB MERCATOR PROJECTION. EVERY FIGURE IN THIS REPORT IS MEASURED OVER THIS BOUNDARY.

Demographics

Population	37,086
Households	22,323
Median Income	\$100,476
Median Age	34.7
Median Rent	\$2,053
Census Tracts	11

US CENSUS ACS 2023 DATA AGGREGATED ACROSS CENSUS TRACTS

Daytime Population

Jobs in Trade Area	139,657
Year	2023
Census Tracts	11
Retail jobs	2,818
Food-service jobs	15,223

US CENSUS LODES 2023 (LONGITUDINAL EMPLOYER-HOUSEHOLD DYNAMICS) – STAFFING SIGNALS FROM INDUSTRY SECTORS CNS07 (RETAIL TRADE) & CNS18 (ACCOMMODATION & FOOD SERVICES)

Demand Resilience

Daytime demand here rests on a low-concentration industry mix (HHI 1113); the largest single work location holds 6.2% of trade-area jobs (low).

Industry concentration (HHI) 1113 (low)

Largest single work location 6.2% of trade-area jobs (low)

Fragility risk score 8.7/100

Top sector	Share of jobs
Professional, Scientific & Technical	26.4%
Accommodation & Food Services	10.9%
Health Care & Social Assistance	8.4%

Largest work location is a Census block, not an identified employer (LEHD LODES block grain).

LEHD LODES 2023 WAC

Metro Benchmarks

Index: 100 = metro average. Higher = overindex relative to metro.

Metric	Site	Metro	Index	vs Metro
medianIncome	100,476	92,504	109	+9
medianAge	35	36	97	-3
medianRent	2,053	1,870	110	+10

Chains & Brands

Independent Share	95.0%
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Top Chains

Brand	Count
7-Eleven	7
Starbucks	6
Fedex Office Print & Ship Center	4
Central Parking	3
CVS Pharmacy	3
H&R Block	3
SP+ Parking	3
Starbucks Coffee Company	3
Subway	3

OVERTURE PLACES & WEB RESEARCH

Brand Voids

Chains established in the surrounding 20 km (5 or more locations) but absent from this trade area — candidate concepts and co-tenancy targets.

Absent brand	Metro locations
Conoco	44
Metro by T-Mobile	26
KeyBank	19
ecoATM	17
Wells Fargo	16
Banda Burrito	12
The Meltdown	12
King Soopers	11
Phillips 66	11
Walgreens	11
Cobblestone Car Wash	10
GameStop	10
Sinclair Gas Station	10
Enterprise Rent-A-Car	9
Family Dollar	8

METRO SAMPLE CAPPED AT 2,000 POIS – COUNTS ARE A LOWER BOUND

Livability

Safety Index

Index Score	0 (0–100 scale)
Geography Level	police-agency
Year	2025

STATISTICS CANADA CRIME SEVERITY INDEX (CSI) 2024

Schools Nearby (3km)

Schools Found	6
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School	Distance (km)
MSU Denver School of Education	0.34
Academy of Denver	0.39
Denver College of Nursing	0.73
The Grow School	0.78
Bright Horizons Montessori at Denver Place	0.67

OVERTURE PLACES RELEASE

Profile Scores

Scores reflect fit for different customer types across available data factors.

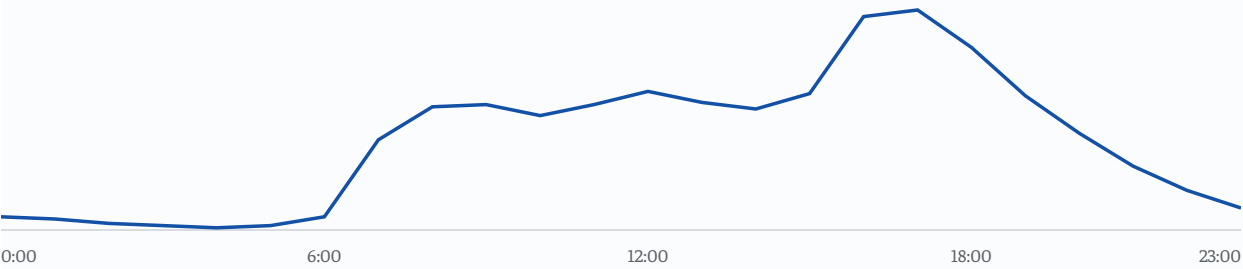
Profile	Score	Grade	Coverage
community-venue	49	D	100%
edo-municipal	29	F	100%
franchise-buyer	37	F	100%
healthcare-clinic	26	F	100%
relocation-family	41	D	100%
restaurant-cafe	46	D	70%
retail-landlord	25	F	100%

Traffic Flow MODELED INDEX

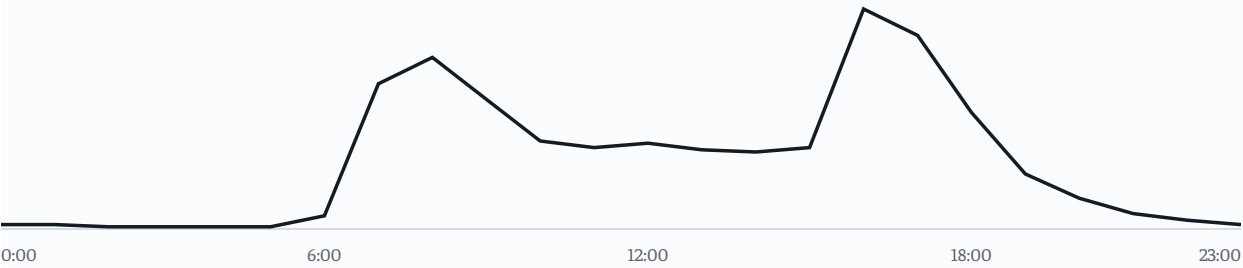
Street	Class	Est. vehicles/hr	Est. pedestrians/hr
15th Street	secondary	322–6,517	16–948
Auraria Parkway	primary	322–6,503	7–432
West Colfax Avenue	primary	331–6,686	19–1,102
Champa Street	secondary	325–6,571	5–310
Market Street	secondary	316–6,397	17–969
North Speer Boulevard	primary	311–6,283	10–577
14th Street	secondary	312–6,299	7–417
18th Street	secondary	316–6,388	9–509

Ranges are daytime hourly averages calibrated against measured Toronto intersection counts (calibration tier B — transferred, wider band; pedestrian model $r^2=0.39$ on $n=238$ intersections). Treat as planning ranges, not guarantees.

Foot traffic by hour peaks 16:00–19:00



Car traffic by hour peaks 8:00–9:00, 16:00–18:00



Local 0–100 percentile indices across 3672 street segments. modeled — Overture network centrality + NHTS-stylized diurnal curves; index, not measurement. Not a measurement of actual counts.

STREET NETWORK: © OPENSTREETMAP CONTRIBUTORS (ODBL), VIA OVERTURE MAPS TRANSPORTATION THEME.

Quiet & Noise

Ambient transportation noise (LAeq, 24-hr)	52.6 dB
Exposure band	elevated
Residents above 60 dB	9%
Est. capitalized noise cost / median home	\$27,947–\$65,209

modeled capitalization estimate — willingness-to-pay per decibel from noise-barrier quasi-experiment, applied to local exposure and median home value; a research-based range, not a prediction. A range grounded in NBER Working Paper 34298 (Moretti & Wheeler, 2025) — not a prediction of value change.

BTS NATIONAL TRANSPORTATION NOISE MAP 2020 (ALL TRANSPORTATION MODES; TRACT-LEVEL PER SETO & HUANG 2023)

Housing & Home Values

Median home value (trade area)	\$645,126
Owner-occupied	20%
Price appreciation	1yr 1.6% · 3yr 0.1%/yr · 5yr 3.9%/yr

FHFA ANNUAL HPI (DEVELOPMENTAL, CENSUS TRACT)

Transit & Access

Mode	Count
Bus stops	143
Rail stations	9
Tram stops	0
Subway entrances	0
Ferry terminals	0

Nearest rail station

Theatre District / Convention Center (0.49km)

Nearby Parks & Recreation

Name	Type	Distance (km)
Unnamed pitch	pitch	0.13
Creekfront Park	park	0.14
Skyline Park	park	0.37
17th Street Plaza	park	0.43
Unnamed park	park	0.46

Parking lots nearby

189

Civic amenities

Community centres: 0 · Libraries: 0 · Childcare: 2

Points of Interest

Total POIs Found

1,000 (query cap reached—density is lower bound)

Category Mix (Top 10)

Category	Count
landmark and historical building	42
hotel	42
coffee shop	30
cocktail bar	26
uncategorized	23
parking	23
bar	22
restaurant	22
american restaurant	17
event planning	17

Top Venues

Name	Category	Distance (km)
H&M	clothing store	0.82
Circle K Car Wash	car wash	0.97
Walgreens Pharmacy	pharmacy	0.57
WSP USA	uncategorized	0.69
7-Eleven	convenience store	0.57
Foley & Lardner LLP	uncategorized	0.16
U.S. Bank	banks	0.47
The UPS Store	printing services	0.19
CVS Pharmacy	pharmacy	0.59
Bank of America	bank credit union	0.60
Floyd's 99 Barbershop	barber	0.89
Sunday Vinyl Denver	wine bar	0.63
Concentra Urgent Care	doctor	0.49
Courier Kitchen and Bar	american restaurant	0.94
Fedex Office Print & Ship Center	printing services	0.87

OVERTURE PLACES RELEASE (MAP DATA)

POI Density

POIs per 1,000 Residents27.0

Data Quality & Sources

Sources OK

tigerweb, acs, overture-places, hpi, flow, noise-us, overpass-transit

DATA SOURCES: US CENSUS ACS 2023 / STATCAN CENSUS 2021 /
OVERTURE PLACES / FBI CRIME DATA EXPLORER / US CENSUS LODES
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