

TUPLL SITE CHECK · COFFEE SHOP

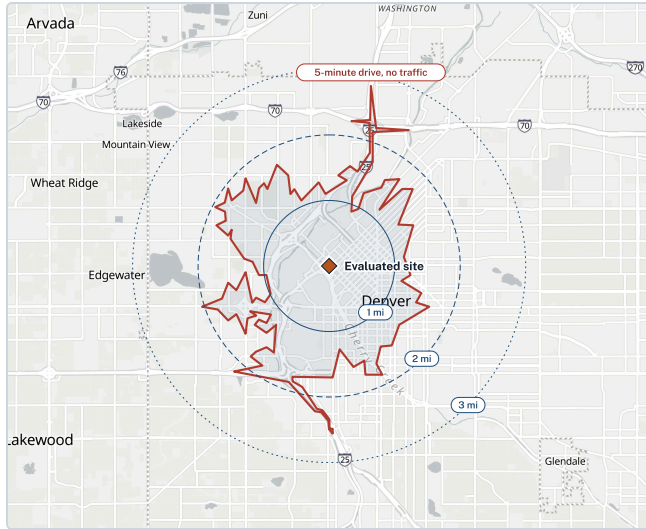
ILLUSTRATIVE

Blake Street corridor, Lower Downtown Denver

Prepared October 18, 2026

Area type Urban

Map 5-minute drive area, no traffic, with 1, 2 and 3 mile rings for scale



Evaluated site
 5-minute drive area, no traffic
 1 mile
 2 miles
 3 miles

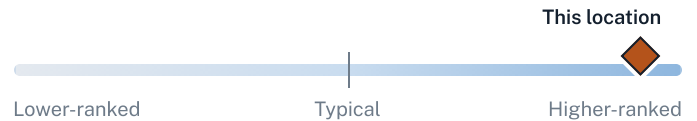
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NEIGHBORHOOD GRADE FOR THIS LOCATION

A

Excellent neighborhood
97th percentile

The neighborhood ranks **higher than 97%** of existing independent coffee shops in urban areas.



Area type. Urban: inside a major metro of 2 million or more, with 50,000+ people within 2 miles.

The grade compares the neighborhood around this address with the neighborhoods of existing independent coffee shops in the same kind of place, by how much customer activity those shops attract. It is not a sales forecast and does not grade the business or the building.

Location Index 265 · 100 = typical for urban areas. A relative index, not a score out of 100.

What lifts the grade

30 Shops and restaurants on the immediate block
 More than at 85% of urban reference shops (typical 10). The strongest lift on the grade.

207 Shops and restaurants within a quarter mile
 More than at 93% of urban reference shops (typical 36).

What holds it back

12 Grocery stores within a half mile
 More than at 80% of urban reference shops (typical 4). In the reference data, more grocery stores nearby go with less coffee-shop activity.

0.6% Bakeries and dessert shops among nearby businesses
 Lower than at 78% of urban reference shops (typical 1.2%), as a share of the businesses within a half mile. A small drag.

Ranked from the model's own calculation for this address, among measures that can be named and checked. Typical = the median urban reference shop.

THE COFFEE MARKET

Very heavy Competitive Pressure. 37 listed coffee shops within a half mile, more than at 94% of urban reference shops. Page 3.

WHAT TO DO NEXT

The grade cannot see the site itself. Visit at 8 am on a weekday, count the lines at Little Owl Coffee and Ghost Coffee Saloon, and check how people walking Blake Street would see and enter the storefront. The checklist is on page 4.

THE GRADE SCALE, BY PERCENTILE AMONG URBAN REFERENCE SHOPS

Grade	Meaning	Percentile
A	Excellent neighborhood	80 and above
B	Strong neighborhood	60 to 79
C	Typical neighborhood	40 to 59
D	Below typical neighborhood	20 to 39
F	Weak neighborhood	Under 20

2 THE NEIGHBORHOOD STORY

What the neighborhood around this location looks like

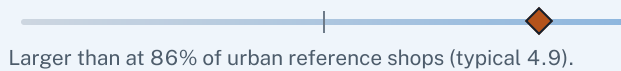
Four signals, each set against the 2,414 existing independent coffee shops in urban areas that the grade is ranked among. The marker shows where this location falls; the tick is the typical shop.

REACH AND ACCESS

Wide reach by car, on a main road it fronts

7.2

Square miles within a 5-minute drive, no traffic



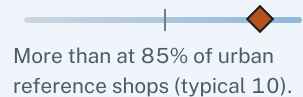
The site fronts Blake Street, a main road, as 47% of urban reference shops do, so passing drivers see the storefront. The 5-minute drive area is larger than at most urban reference shops. Both help the grade, behind the two block measures.

BLOCK ACTIVITY

A busy block in one of the densest settings in the reference set

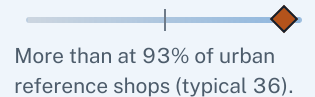
30

Shops and restaurants on the immediate block (150 m)



207

Shops and restaurants within about a quarter mile (400 m)



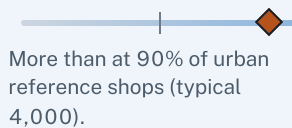
The two largest lifts on the grade. Activity is at the door and all around it: 207 shops and restaurants within a quarter mile, against a typical 36.

DAYTIME JOBS

A very large daytime workforce, with a typical share in restaurants and hotels

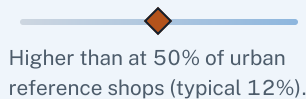
62,700

Jobs based within a half mile



12%

Of those jobs, in restaurants and hotels



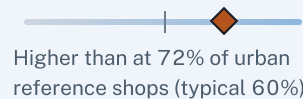
The 62,700 jobs within a half mile are downtown Denver's, and they fill the weekdays. The restaurant and hotel share is typical.

EDUCATION

A well-educated neighborhood at both distances

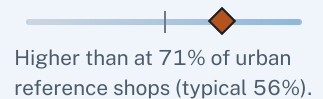
73%

Adults with a bachelor's degree, within a half mile



66%

Adults with a bachelor's degree, within 2 miles



Above typical at both distances: a modest lift on the grade, behind the block measures.

Percentiles compare this location with the 2,414 existing independent coffee shops in urban areas and are rounded down; typical is the median of those shops. Job counts are jobs based in the area, not people present at a given hour.

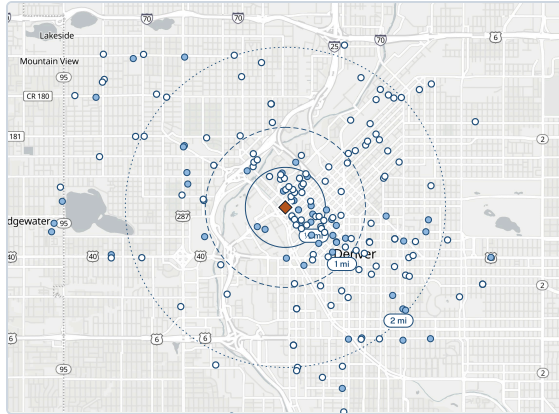
Sources: Census ACS 2019 to 2023 (adults 25 and over); LEHD LODES 2023; Overture Places 2026-08-19;

Valhalla routing and road classes from OpenStreetMap.

3 THE COFFEE MARKET

The coffee market nearby

146 listed coffee shops are within 2 miles, 72 within 1 mile and 37 within a half mile. The nearest is a tenth of a mile away.



 Evaluated site
  Independent coffee shop
  Chain coffee shop
 — 1/2, 1 and 2 mile rings

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COMPETITIVE PRESSURE

Very heavy

94th percentile

37 listed coffee shops, chains and independents, within a half mile: more than at 94% of urban reference shops (typical 3).

Light	Moderate	Heavy	Very heavy
Under 25th	25th to 49th	50th to 74th	75th and up

The distance is set by the area type: a half mile in urban areas, 1 mile in suburbs, 2 miles in second cities, 5 miles in small towns. Every reference shop is counted the same way, leaving out itself.

Nearest independent **0.1 miles**

Chain share within 2 miles **28%**

Reading the grade with the pressure

LOWER PRESSURE

GRADE IN THE
UPPER HALF

Room to grow

GRADE IN THE
LOWER HALF

Low competition is not white space

HIGHER PRESSURE

THIS LOCATION

Established and crowded

The neighborhood draws customers and many shops already serve them. The question is whether you can win share.

Crowded for the neighborhood

This location: grade A at the 97th percentile, near the top of the scale, with very heavy pressure at the 94th. An established, crowded market: the neighborhood draws customers and 37 shops within a half mile already serve them, so the case for opening rests on winning share from them.

COFFEE SHOPS WITHIN 2 MILES, NEAREST FIRST · MILES · C = CHAIN, I = INDEPENDENT

Coffee shops open and close often. This list is a best effort from the data available when the report was prepared, and it may differ from what you find when you walk the area.

Little Owl Coffee	0.1 I	Starbucks Coffee	0.4 C	Urban Mix Coffee House	0.7 I	Kunjani Cafe North	1.1 I	Dazbog Coffee Company	1.3 I	Cherry Bean	1.7 I
Ghost Coffee Saloon	0.1 I	Company		Emily's Coffee	0.7 I	PJ's Coffee of New Orleans	1.1 C	Middle State Coffee	1.3 I	Thump Coffee	1.7 I
Starbucks	0.1 C	Cafe Options	0.4 I	Carbon Cafe & Bar	0.7 I	Flora	1.1 I	Crema Coffee House	1.3 I	Generous Coffee	1.7 I
Starbucks	0.1 C	Queen City Collective Coffee	0.4 I	Novo Coffee	0.7 C	Strong, Smart & Bold Beans	1.1 I	Rooster & Moon	1.4 I	Queen City Collective Coffee	1.7 I
Javai Coffee	0.1 I	Qargo Coffee	0.4 I	Blue Sparrow Coffee	0.7 I	Fluid Coffee Bar	1.1 I	The Network Coffee House	1.4 I	La Colombe Coffee	1.7 C
Starbucks	0.2 C	Dazbog Coffee	0.4 C	Handcraft Bakery + Espresso	0.7 I	Crema Bodega	1.1 I	The Spot Cafe at INDUSTRY Denver	1.4 I	Roasters	1.8 I
Kaffe Landskap Lodo	0.2 I	Bad Ass Coffee of Hawaii	0.4 C	Smart Coffee	0.7 I	Toasts N Roasts	1.1 I	Pablo's Coffee - Penn Street	1.4 I	Caffe Figurati At The Source	1.8 I
Starbucks	0.2 C	Inkl Coffee	0.4 I	Mattina Cafe	0.7 I	Penn Station Coffee House	1.1 I	Roostercat Coffee House	1.4 I	Gypsy House Cafe	1.8 I
Common Grounds	0.2 I	illy caffè	0.4 I	Coffee Etcetera	0.7 I	Corvus Coffee Roasters Uptown	1.1 I	Plant Magic Cafe	1.4 I	Starbucks	1.8 C
Antero Coffee Cafe	0.2 I	Starbucks	0.5 C	Peets Coffee (16th/Court)	0.8 C	Lost City Capitol Hill	1.2 I	Illegal Grounds Coffeehouse	1.4 I	Dazbog Coffee	1.8 C
Amante	0.2 I	Starbucks	0.5 C	Starbucks	0.8 C	2914 Coffee	1.3 C	Madre Coffee Collective	1.4 I	Broken Beak Coffee	1.8 I
Logan House Coffee	0.3 I	The Grandstand Cafe	0.5 I	Starbucks	0.8 C	Cherry Bean Coffee Broadway	1.3 I	Novo Coffee (Roastery + Supply)	1.5 I	Starbucks	1.8 C
The Study Coffee & Wine Bar	0.3 I	Tuscany Coffee and Deli	0.5 I	Fluid Coffee Bar	0.5 I	Starbucks	1.3 C	Rivers and Roads Coffee	1.5 I	Huckleberry Roasters	1.8 I
Pigtrain Coffee Company	0.3 I	Starbucks	0.5 C	Starbucks	0.5 C	Huckleberry Roasters	1.3 I	Bad Ass Coffee Of Hawaii	1.5 C	Whittier Cafe	1.8 I
Crush Coffee	0.3 I	Starbucks	0.5 C	Tea with Tae Café	0.5 I	Mmm...Coffee Paleo Bistro	1.3 I	Starbucks	1.5 C	Lost City	1.9 I
Starbucks	0.3 C	Starbucks	0.5 C	Inkl Coffee	0.6 I	Tonantzin Casa de Café	1.3 I	Blue Sparrow Coffee	1.5 I	Starbucks	1.9 C
Starbucks	0.3 C	Starbucks	0.5 C	Starbucks	0.6 I	Coffee At The Point	1.3 I	Queen City Collective Coffee	1.5 I	Logan House Coffee - Rino	1.9 I
ink! Coffee	0.3 I	Starbucks	0.6 C	Dc/am Coffee Bar	0.9 I	Federal Coffee	1.3 I	Dazbog Coffee	1.5 C	Brew Culture Coffee	1.9 I
Backstage Coffee	0.3 I	Inkl Coffee	0.6 I	The Molecule Effect	1.0 I	Ryan D. Cobbins	1.3 I	Z Cycle-Cafe	1.6 I	Lil Coffee Shop	1.9 I
NuRange Coffee	0.3 I	Inkl Coffee 1801	0.6 I	Awake Denver	1.0 I	Art Club Coffee	1.3 I	Caffe Sanora	1.7 I	Procession Coffee	1.9 I
Vibe Coffee and Wine	0.3 I	Dazbog Coffee	0.6 C	Amlavi	1.0 I	Starbucks Coffee Company	1.3 C	Denver Bicycle Cafe	1.7 I	Home Away Coffee	1.9 I
Caribou Coffee	0.3 C	Starbucks	0.6 C	Blue Sparrow Coffee	1.0 I	Pinwheel Coffee	1.3 I	Doppio Coffee	1.7 I	Starbucks	1.9 C
ink! Coffee	0.4 I	Starbucks	0.6 C	Migas Coffee	1.0 I					Common Grounds Coffee	2.0 I
WFM Coffee Bar	0.4 I	Starbucks	0.7 C	Sapor Coffee & Concepts	1.0 I					Dazbog Coffee	2.0 C
Starbucks	0.4 C	Starbucks	0.7 C	Method Roasters	1.1 I					Queens Eleven	2.0 I
Huckleberry Roasters	0.4 I	Starbucks	0.7 C								

Listings come from public directories (Overture Places, release 2026-08-19). They change often and may be incomplete or out of date; Tupll is not responsible for inaccuracies from recent changes or data availability. Listings marked closed are left out and duplicate listings of one shop are merged. An automated review then removes listings that are not coffee shops and judges chain or independent; the reference shops behind the percentile are cleaned the same way.

4 BEFORE YOU COMMIT

What to check on your visit

The grade reads the neighborhood. You judge the site and the business; these five checks follow from what this report found.

- ☐ Visit Little Owl Coffee and Ghost Coffee Saloon, both about 0.1 miles away, at 8 am on a weekday, and count the line. With very heavy pressure, their mornings show what share is left to win.
- ☐ Walk Blake Street at the morning peak. The site fronts it: is the storefront easy to see from both directions, and is there parking within a block?
- ☐ Count the shops on the block itself. With 30 shops and restaurants within 150 m, note which are open at 7 am and which already draw a line.
- ☐ Come back on a Saturday morning. The 62,700 jobs within a half mile fill weekdays; see who is around when they are gone.
- ☐ Ask the landlord for the last two tenants at this address, and why they left.

What this report cannot tell you

- It grades the neighborhood, not the business or the building. It cannot see the product, staff, prices, rent, parking or entry, and any of those can matter more.
- Customer activity is measured from review volume at existing shops. It stands in for traction; it is not sales, profit or survival, and the grade is not a forecast.
- It describes patterns, not causes: changing something nearby would not necessarily change a shop's results.
- Sources describe different periods; each is dated below.

How it holds up. Tested on coffee shops in Denver and Madison that the model never saw, locations in the bottom grade band were about twice as likely as chance to be among the shops drawing the least customer activity.

SOURCES AND DATA VINTAGES

Education	2019 to 2023	Census American Community Survey, five-year estimates, block groups
Jobs	2023	Census LEHD LODES workplace data
Businesses and coffee shops	August 2026	Overture Maps Foundation, Places release 2026-08-19
Drive area	October 2026	Valhalla routing over OpenStreetMap, no traffic; road classes from OpenStreetMap
Maps	2026	OpenFreeMap © OpenMapTiles Data from OpenStreetMap; © OpenStreetMap contributors, openstreetmap.org/copyright (ODbL)

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