

1350 40<sup>TH</sup> STREET | DENVER, CO



NOVEL

RiNo

BY CRESCENT COMMUNITIES

Retail Opportunity





NOVEL RING

# About the Project

NOVEL RiNo



**NOVEL RiNo is a new 705,529 square foot mixed-use development** in the heart of Denver's funky and eclectic River North Arts District. It is conveniently located one block from RTD's 38th & Blake Light Rail Station, providing easy connectivity to Downtown Denver's Union Station or Denver International Airport and all places in between.

The project will include 483 luxury residences and 15,868 square feet of retail space in two buildings, reaching five and twelve stories tall. There is also a community amphitheater, a 6th floor amenities deck with pool & spa, and a 2,700 square foot rooftop bar / lounge and roof deck on the 12th floor.

2

BUILDINGS

3Q24

DELIVERY

5 & 12

STORIES

705,529 sf

BUILDING SIZE

3,000 sf

ROOFTOP BAR

483

RESIDENCES

15,868 sf

ON-SITE RETAIL

42

RETAIL PARKING SPACES





# Availability

## GROUND FLOOR

40TH ST



## ROOFTOP LEVEL



**1** AVAILABLE  
1,885 SF

**2** ODIE B'S  
3,000 SF

**3** SUNNYSIDE FLORAL  
1,147 SF

**4** MAGNA KAINAN  
3,000 SF  
THE CULINARY CREATIVE GROUP

**5** CORVUS COFFEE  
ROASTERS  
1,299 SF

**6** SORRY GORGEOUS  
3,000 SF  
THE CULINARY CREATIVE GROUP

**7** AVAILABLE  
2,944 SF







# RiNo By the Numbers

32.8

MEDIAN AGE

9,428

POPULATION

4,965

HOUSEHOLDS

911

BUSINESSES

8,861

EMPLOYEES

**NOVEL RiNo stands at the gateway** of the exciting River North Art District, bringing unmatched access to downtown Denver, Union Station, and Denver International Airport.

Walking distance to the 38th & Blake RTD Light Rail Station, NOVEL RiNo is one stop from Union Station and the Central Business District and 30-minutes from Denver International Airport.

The location is just one mile from I-70 and less than two miles from I-25, offering quick, easy access to Denver's most important thoroughfares.



\$102,248

AVERAGE HOUSEHOLD INCOME

\$76,849

AVERAGE DISPOSABLE INCOME

\$258M

TOTAL RETAIL SPENDING

\$443M

TOTAL CONSUMER EXPENDITURES

60%

BACHELOR'S DEGREE OR HIGHER

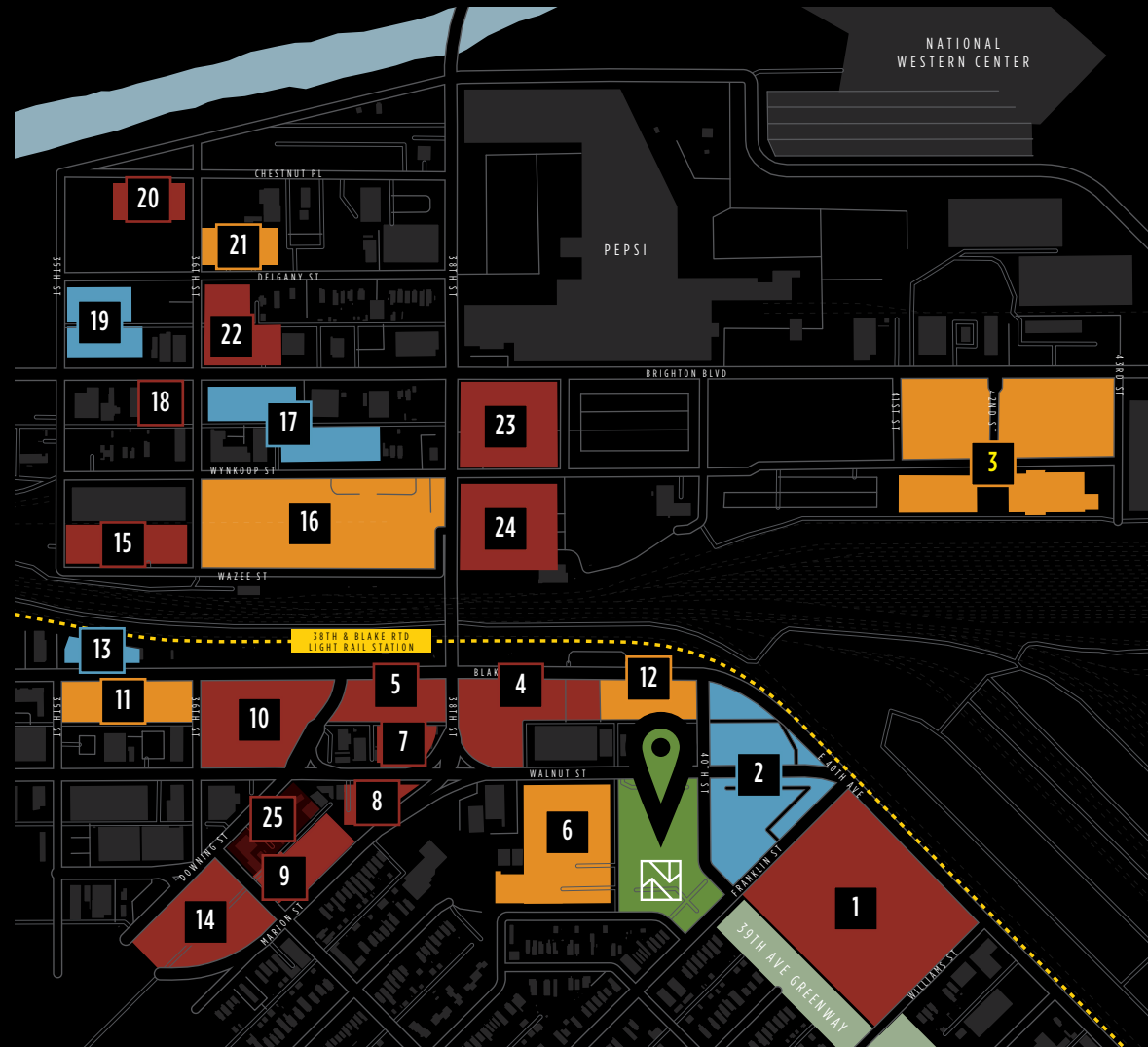




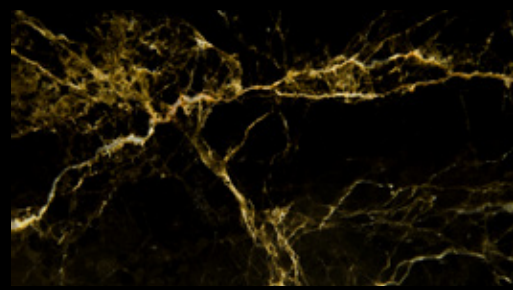
# New Developments

COMPLETED OR PLANNED PROJECTS

- |  |  |   |
|--|--|---|
| <b>1</b> DENVER ROCK DRILL<br>422K SF office<br>65K SF retail<br>180 apartments<br>175 hotel rooms | <b>2</b> TRAIN<br>275K SF office<br>65K SF retail<br>122K SF apartments<br>225K SF hotel | <b>3</b> NORTH WYNKOOP<br>1.1M SF office<br>30K SF retail<br>240 apartments<br>394+ hotel rooms |
| <b>4</b> 3800 BLAKE<br>250K SF office<br>30K SF retail<br>260 apartments                           | <b>5</b> THE FOUNDRY<br>347 apartments<br>11K SF retail<br>5K SF office                  | <b>6</b> INDUSTRY RINO<br>180K SF<br>coworking space  |
| <b>7</b> WALNUT ST LOFTS<br>66 apartments  | <b>8</b> CATBIRD HOTEL<br>165 hotel rooms  | <b>9</b> THE COLLECTIVE<br>58 apartments<br>6 townhomes   |
| <b>10</b> THE HUB<br>322K SF office<br>25K SF retail   | <b>11</b> T3 RINO<br>250K SF office<br>20K SF retail                                     | <b>12</b> ONE RIVER NORTH<br>366 apartments<br>10K retail                                       |
| <b>13</b> BLAKE STREET MINE<br>41K SF office   | <b>14</b> THE COLE MARKET<br>200 apartments<br>30K SF retail                             | <b>15</b> ZEPPELIN STATION<br>82K SF office<br>18K SF food hall                                 |
| <b>16</b> GIAMBROCCO<br>500K SF office<br>350 apartments   | <b>17</b> REV360<br>140K SF office<br>30K SF retail                                      | <b>18</b> VIB HOTEL<br>112 hotel rooms  |
| <b>19</b> CATALYST<br>180K SF office<br>7K SF retail   | <b>20</b> NUMBER THIRTY EIGHT<br>31K SF<br>food hall / event space                       | <b>21</b> THE CURRENT<br>280K SF office<br>25K SF food hall                                     |
| <b>22</b> RINO CAMBRIA<br>153 rooms  | <b>23</b> 3299 BRIGHTON BLVD<br>370 apartments   | <b>24</b> 3800 WYNKOOP<br>350 apartments<br>10K retail  |
| <b>25</b> DOWNING FLATS<br>197 units<br>6K retail  |  |   |



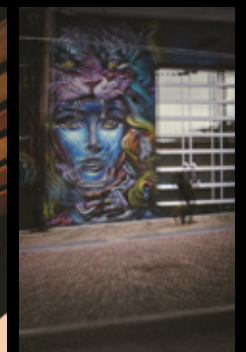
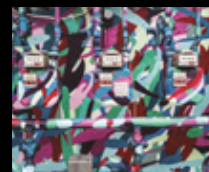
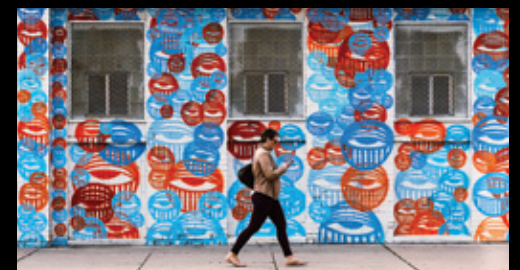






WELCOME TO

RiNo





FOR MORE INFORMATION

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