

RETAIL FOR LEASE

2710 WALNUT

±1,375 SF – 3,275 SF Available

Exterior Renovations Underway
Fall 2026 Completion

For more information:

Lorenzo Harris
720-431-9122
lorenzo.harris@jll.com



AREA OVERVIEW

2710 Walnut in the heart of RiNo

Denver's RiNo district pulses with creative energy - a neighborhood defined by street murals, craft breweries, chef-driven restaurants, and an evolving mix of galleries and performance venues.

Once an industrial corridor, RiNo has transformed into the city's most authentic urban experience, where art and commerce intersect organically.

RiNo thrives on creativity and community with many established soft goods retailers in place along Walnut St and Larimer St.



Neighborhood Tenants

patagonia



DU/ER

PADDYWAX

PENDLETON

Halfdays



for movement



NEIGHBORHOOD AERIAL



PROPERTY HIGHLIGHTS



Centrally Located: RiNo Art district is located half a mile from Denver's CBD, and immediately adjacent to established retails: Faherty, Marine Layer, Arc'teryx, Patagonia, Burton, and Oakley with Howler Brothers joining.



Distinctive Architecture: Barrel-roof design with 18-foot expansive ceilings and abundant natural light creates an elevated retail environment.



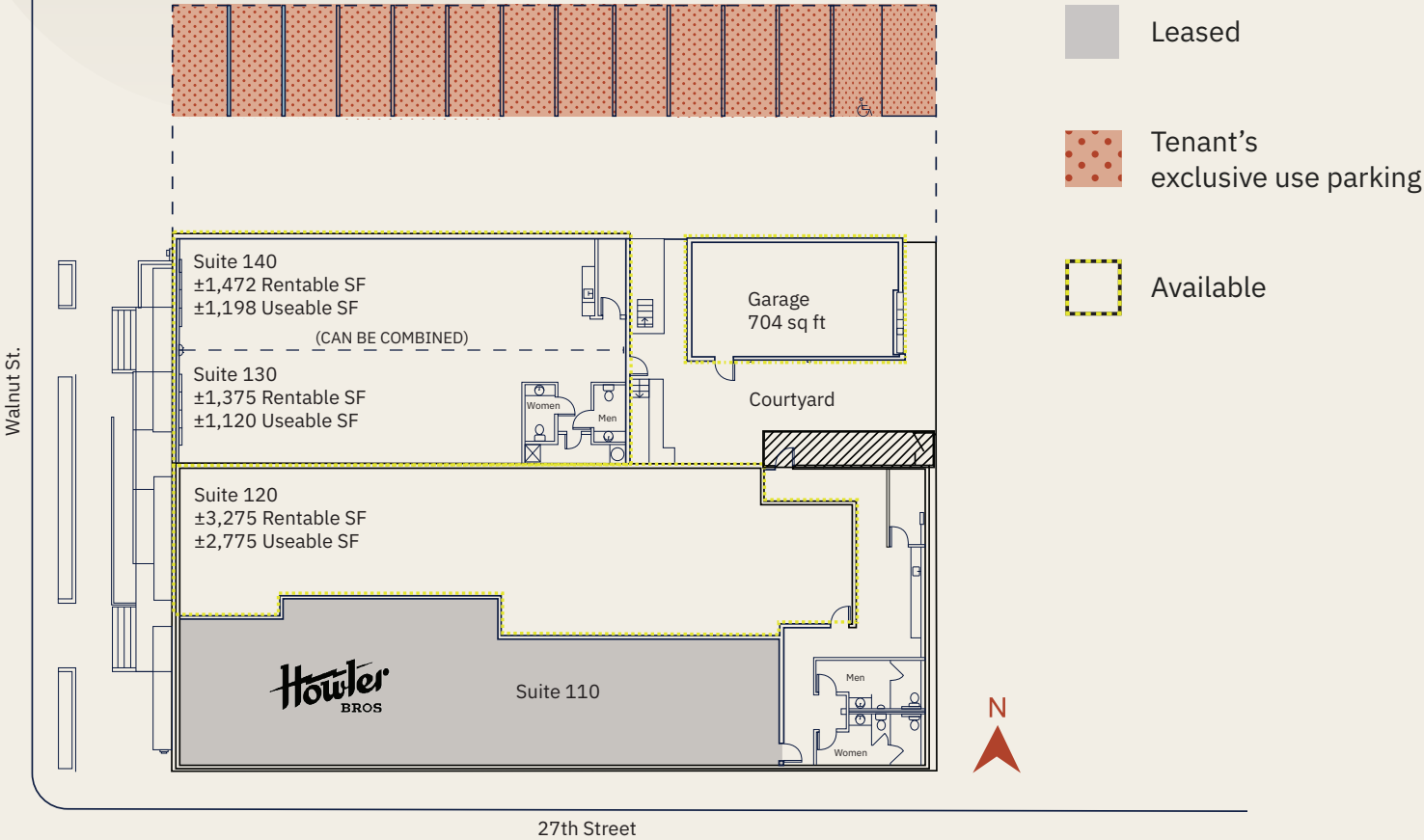
On-Site Parking: 13-stall parking lot, a rare and valuable amenity in the RiNo submarket.



High Traffic Tourism Destination: Easily accessible from I-70 with strong visitor appeal driven by multiple boutique hotels including Catbird, The Ramble, and The Source; bringing steady flow of affluent, experience-seeking tourists to the corridor.



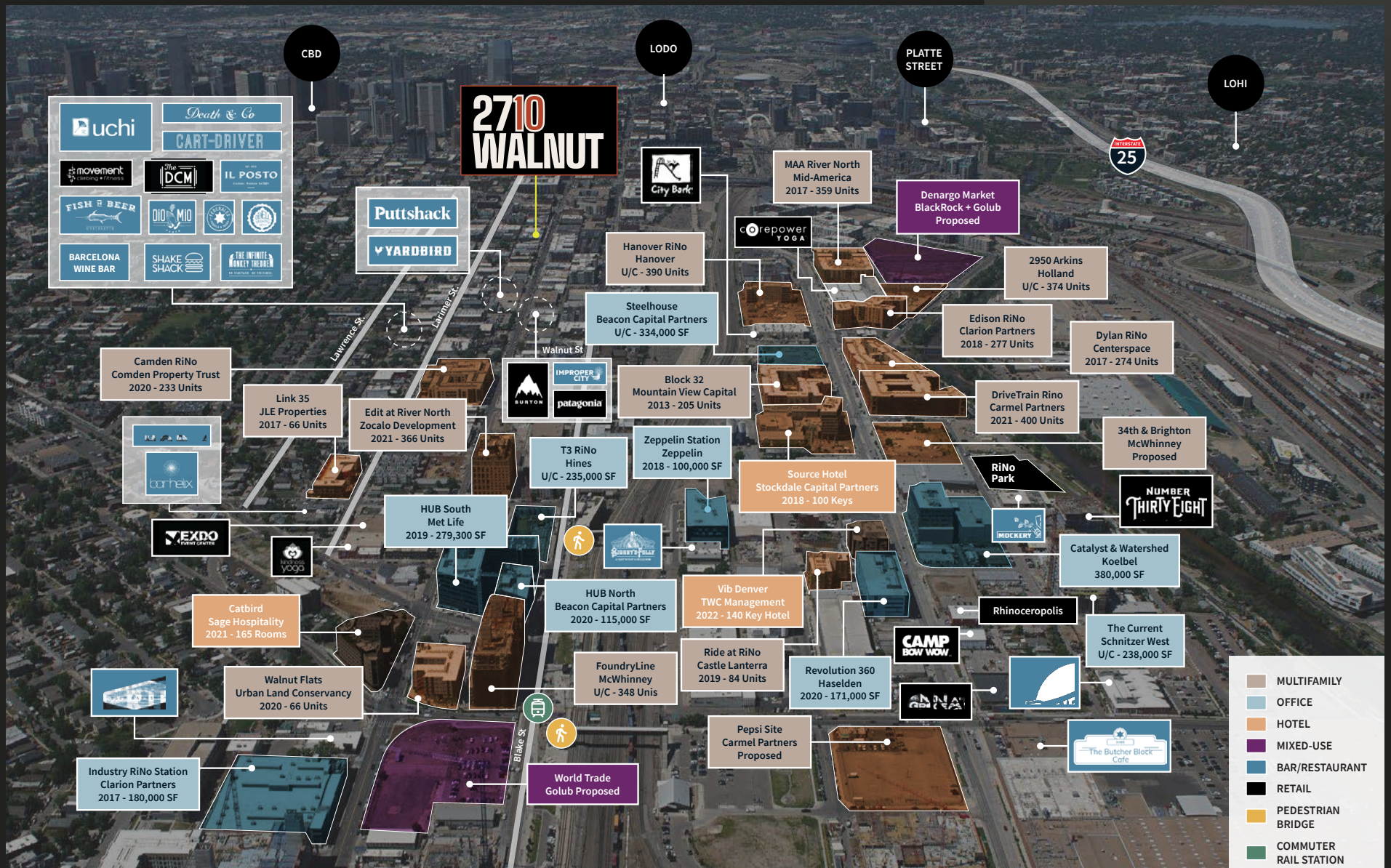
SITE PLAN



Suite 110	Howler Brothers	
Suite 120	3,275 SF	
Suite 130	1,375 SF	
Suite 140	1,472 SF	*(130, 140 can be combined into one 2,847 SF unit)
		*Rentable sq ft to be finalized with demising
Garage	704 SF	* Garage potentially available for storage or other use
Land Size	15,656 SF	

INTERIOR & EXTERIOR RENDERINGS





**2710
WALNUT**



FOR MORE INFORMATION

Lorenzo Harris
720-431-9122
lorenzo.harris@jll.com

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2026 Jones Lang LaSalle Brokerage, Inc. All rights reserved.