



MIXED-USE RETAIL OPPORTUNITY

Property Highlights

Address	2800 Walnut St
Building	49,163 SF
Available	1,000 - 8,070 SF
Year Built	1952
Renovated	2017

2800
Walnut
Denver, CO



Building 1

10,356 RSF

Property Highlights

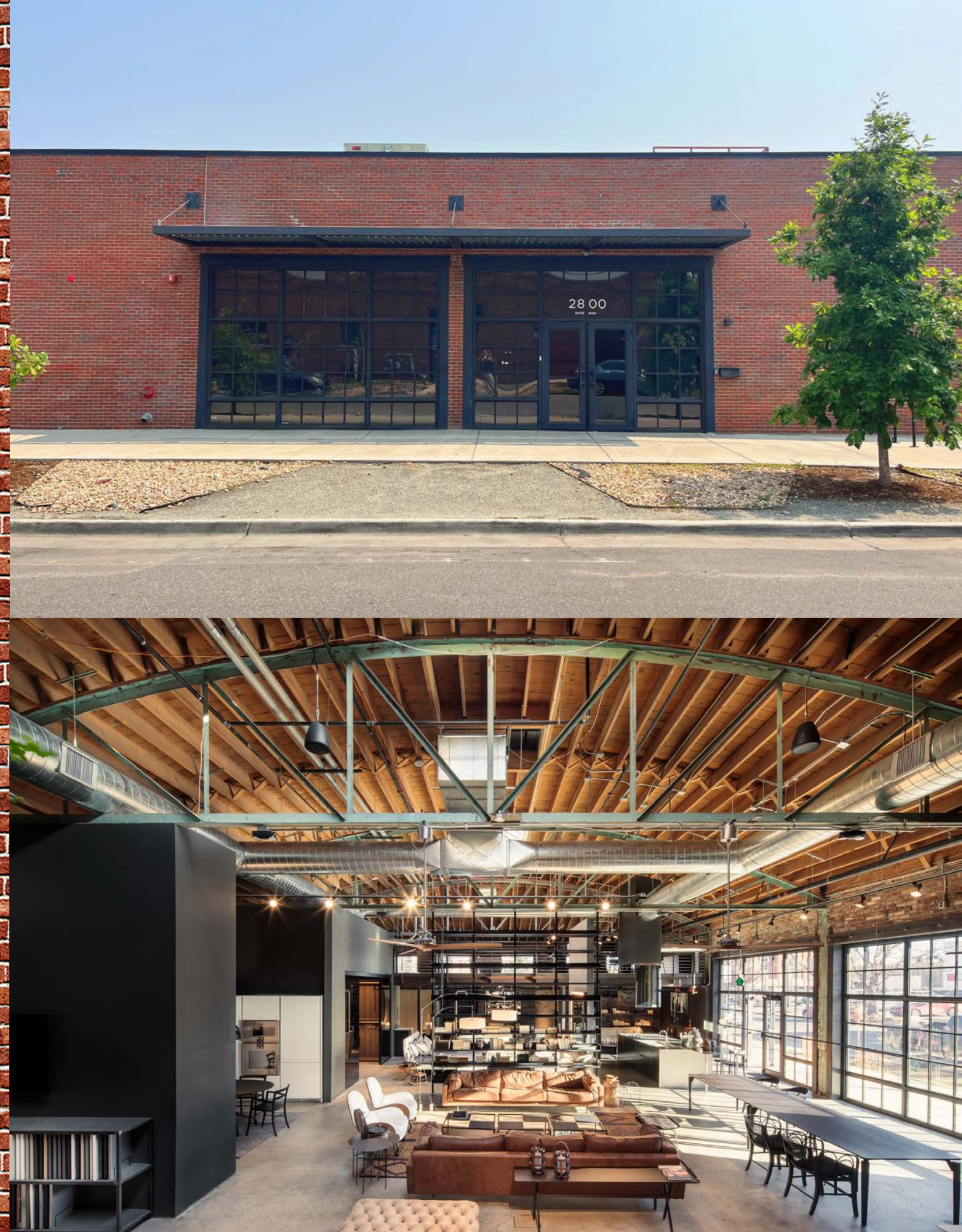
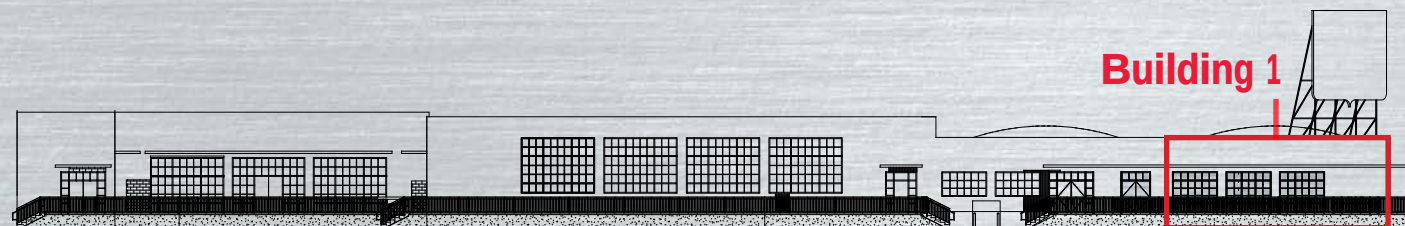
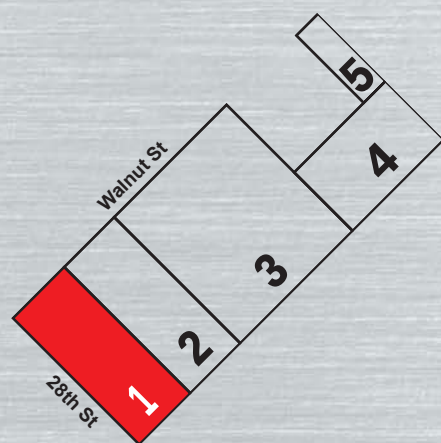
Full building or demising options available

Availability

28th & Mezzanine: 4,825 RSF

Uses

Retail
Food & Beverage
Service
Speakeasy



Building 4/5

8,070 RSF

Property Highlights

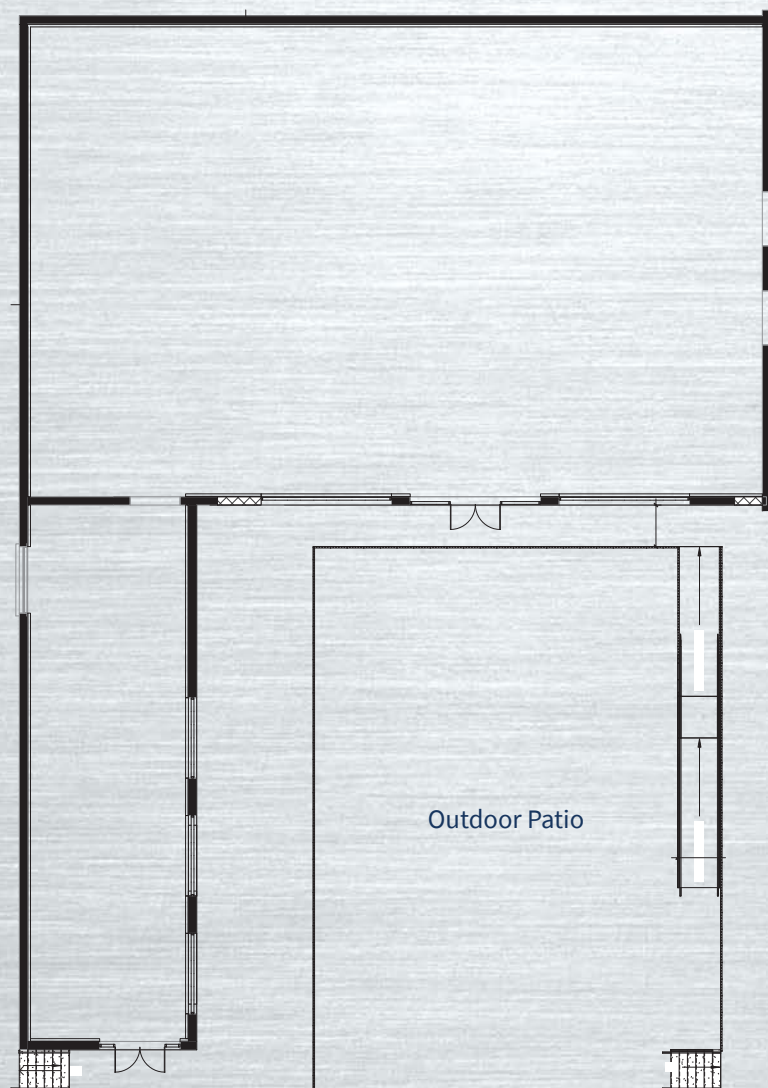
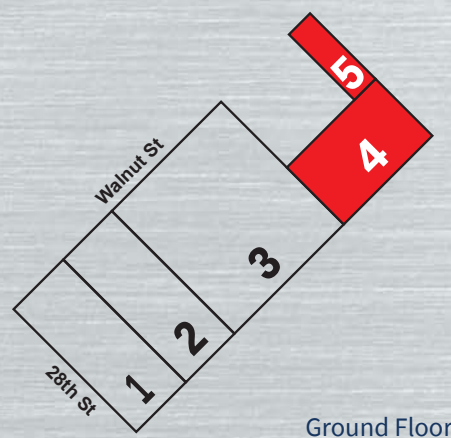
Large outdoor patio
Can be combined with 3
for up to 26,239 RSF

Availability

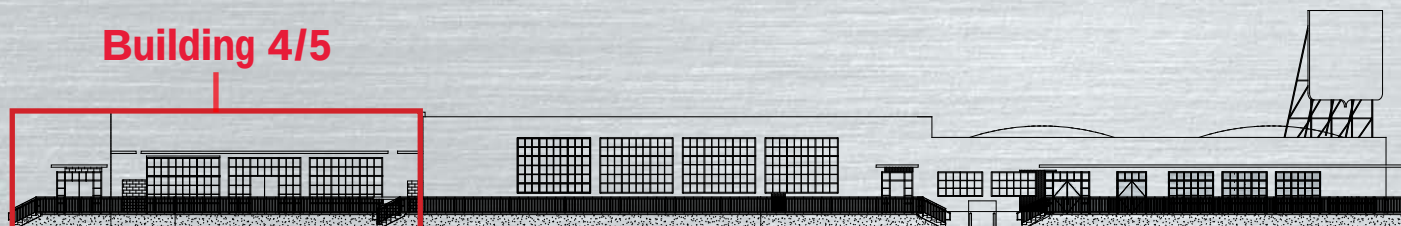
Ground Floor: 7,126 RSF
Mezzanine: 944 RSF

Uses

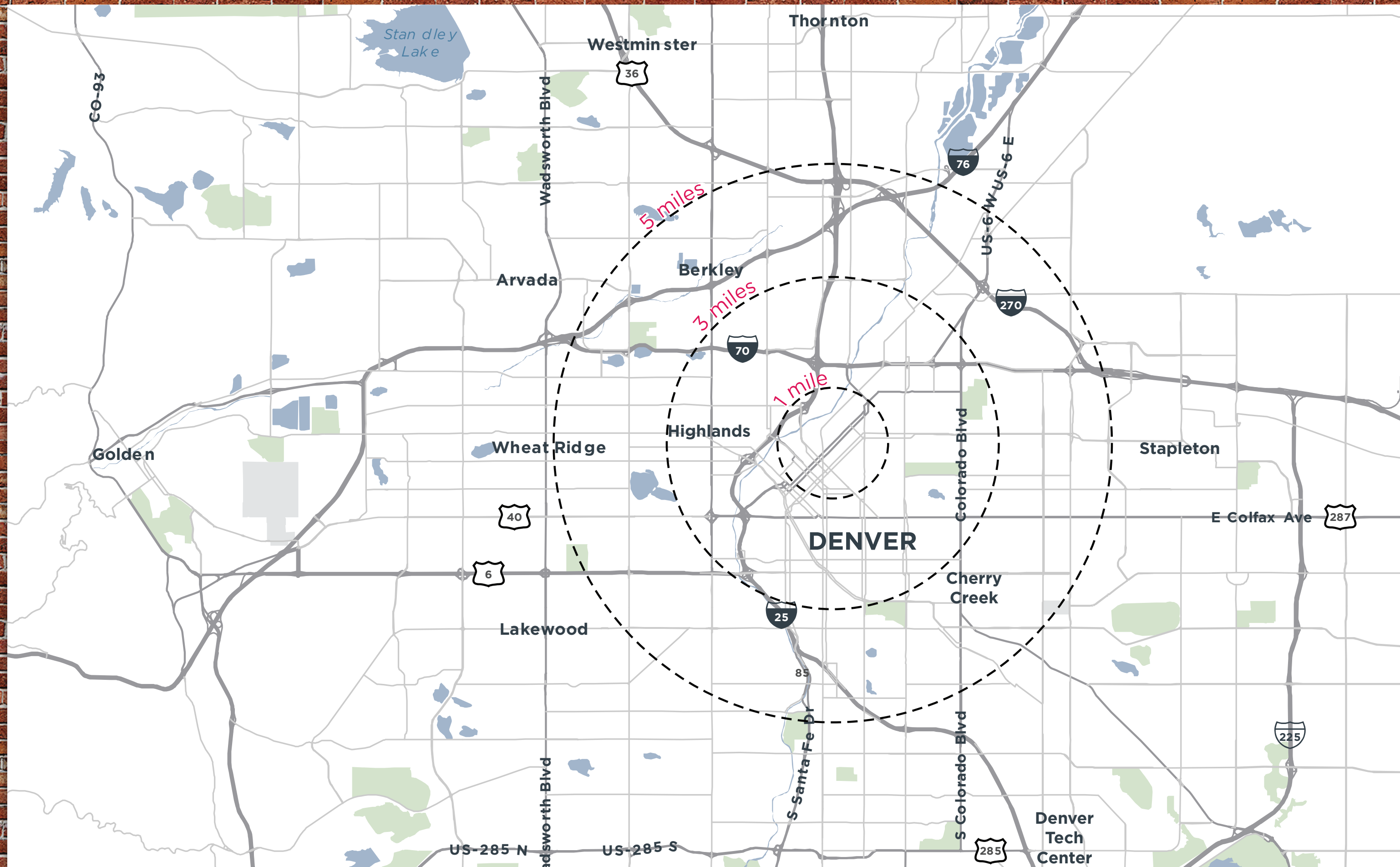
Office
Retail
Eatertainment



Building 4/5







CBD

LODO

PLATTE STREET

LOHI

2800 Walnut
Denver, CO

uchi

Death & Co

CART-DRIVER

movement
climbing + fitness

The DCM

IL POSTO
CASUAL ITALIAN PASTRY

FISH & BEER
OYSTERTES

DIO MIO

FEDERALS

GOAT

BARCELONA WINE BAR

SHAKE SHACK

THE INFINITE MONKEY THEOREM
BY HIRSHARD, NO PROTECTOR

Puttshack

YARBIRD

City Bark

MAA River North
Mid-America
2017 - 359 Units

Denargo Market
BlackRock + Golub
Proposed

2950 Arkins
Holland
U/C - 374 Units

Edison RiNo
Clarion Partners
2018 - 277 Units

Dylan RiNo
Centerspace
2017 - 274 Units

Camden RiNo
Comden Property Trust
2020 - 233 Units

Link 35
JLE Properties
2017 - 66 Units

Edit at River North
Zocalo Development
2021 - 366 Units

Hanover RiNo
Hanover
U/C - 390 Units

Steelhouse
Beacon Capital Partners
U/C - 334,000 SF

Block 32
Mountain View Capital
2013 - 205 Units

Zeppelin Station
Zeppelin
2018 - 100,000 SF

Source Hotel
Stockdale Capital Partners
2018 - 100 Keys

DriveTrain RiNo
Carmel Partners
2021 - 400 Units

34th & Brighton
McWhinney
Proposed

NUMBER
THIRTY EIGHT

Catalyst & Watershed
Koelbel
380,000 SF

The Current
Schnitzer West
U/C - 238,000 SF

Vib Denver
TWC Management
2022 - 140 Key Hotel

Ride at RiNo
Castle Lanterra
2019 - 84 Units

Revolution 360
Haselden
2020 - 171,000 SF

Pepsi Site
Carmel Partners
Proposed

FoundryLine
McWhinney
U/C - 348 Units

World Trade
Golub Proposed

T3 RiNo
Hines
U/C - 235,000 SF

HUB North
Beacon Capital Partners
2020 - 115,000 SF

HUB South
Met Life
2019 - 279,300 SF

Catbird
Sage Hospitality
2021 - 165 Rooms

Walnut Flats
Urban Land Conservancy
2020 - 66 Units

Industry RiNo Station
Clarion Partners
2017 - 180,000 SF

HOP ALLEY

barhelix

EXDO
EVENT CENTER

kindness
yoga

RINO
BEER GARDEN

CAMP
BOW WOW

NATURAL
GROCERS

BLUE MOON

The Butcher Block
Cafe

RiNo
Park

MOCKERY
BREWING

Rhinocerosopolis

BURTON

IMPROPER
CITY

patagonia

SIGBEY'S
BOLLY



- MULTIFAMILY
- OFFICE
- HOTEL
- MIXED-USE
- BAR/RESTAURANT
- RETAIL
- PEDESTRIAN BRIDGE
- COMMUTER RAIL STATION

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Brokerage Disclosure

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