

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



Building 1

10,356 RSF

Property Highlights

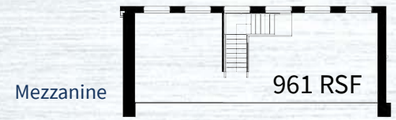
Full building or demising options available

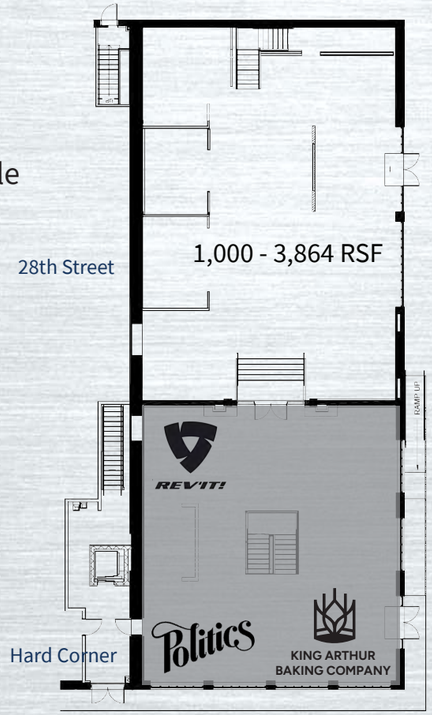
Availability

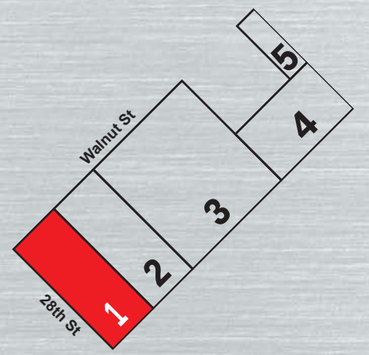
28th & Mezzanine: 4,825 RSF

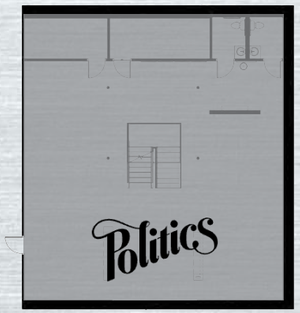
Uses

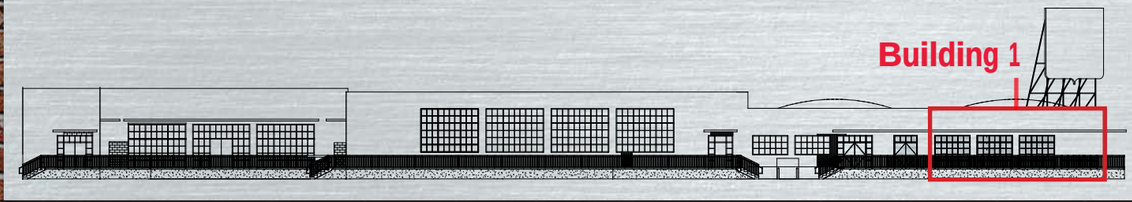
Retail
Food & Beverage
Service
Speakeasy

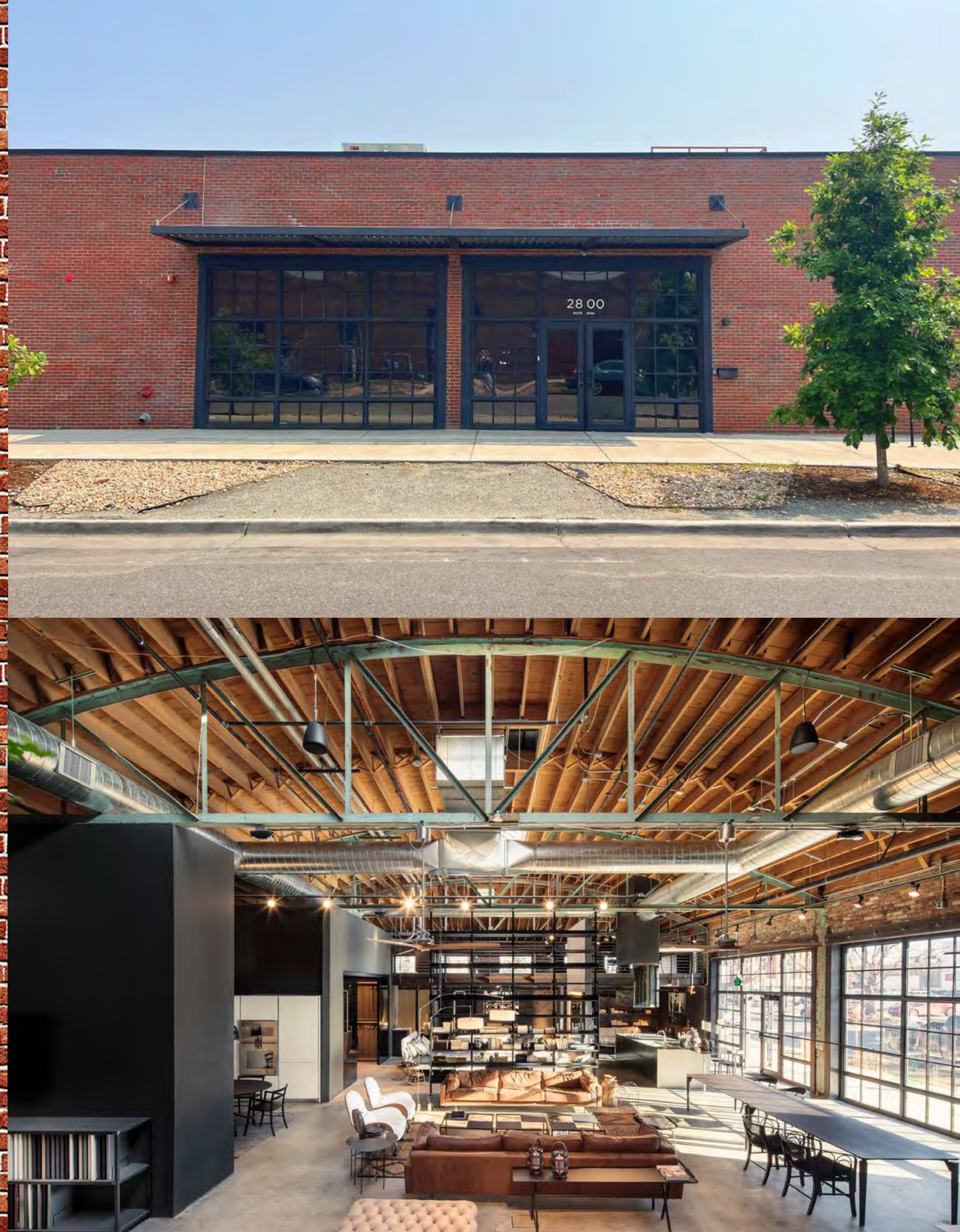












Building 4/5

8,070 RSF

Property Highlights

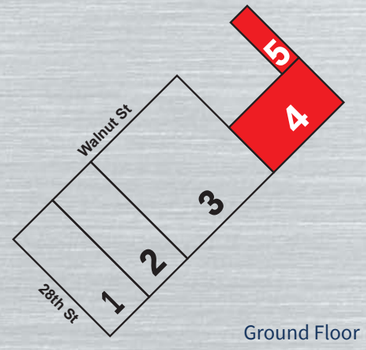
Large outdoor patio
Can be combined with 3 for up to 26,239 RSF

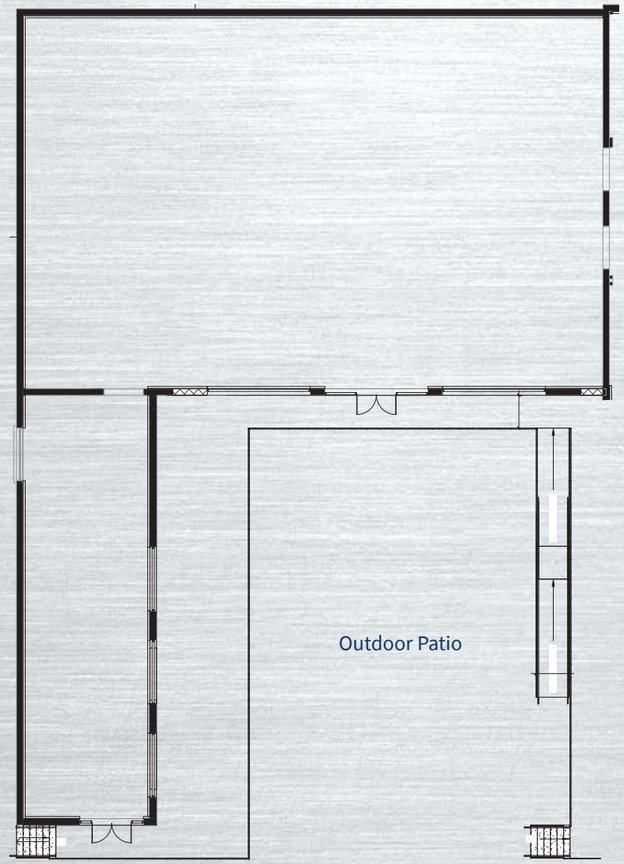
Availability

Ground Floor: 7,126 RSF
Mezzanine: 944 RSF

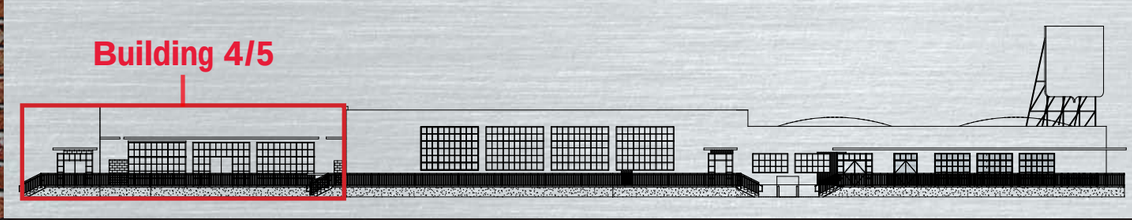
Uses

Office
Retail
Eatertainment



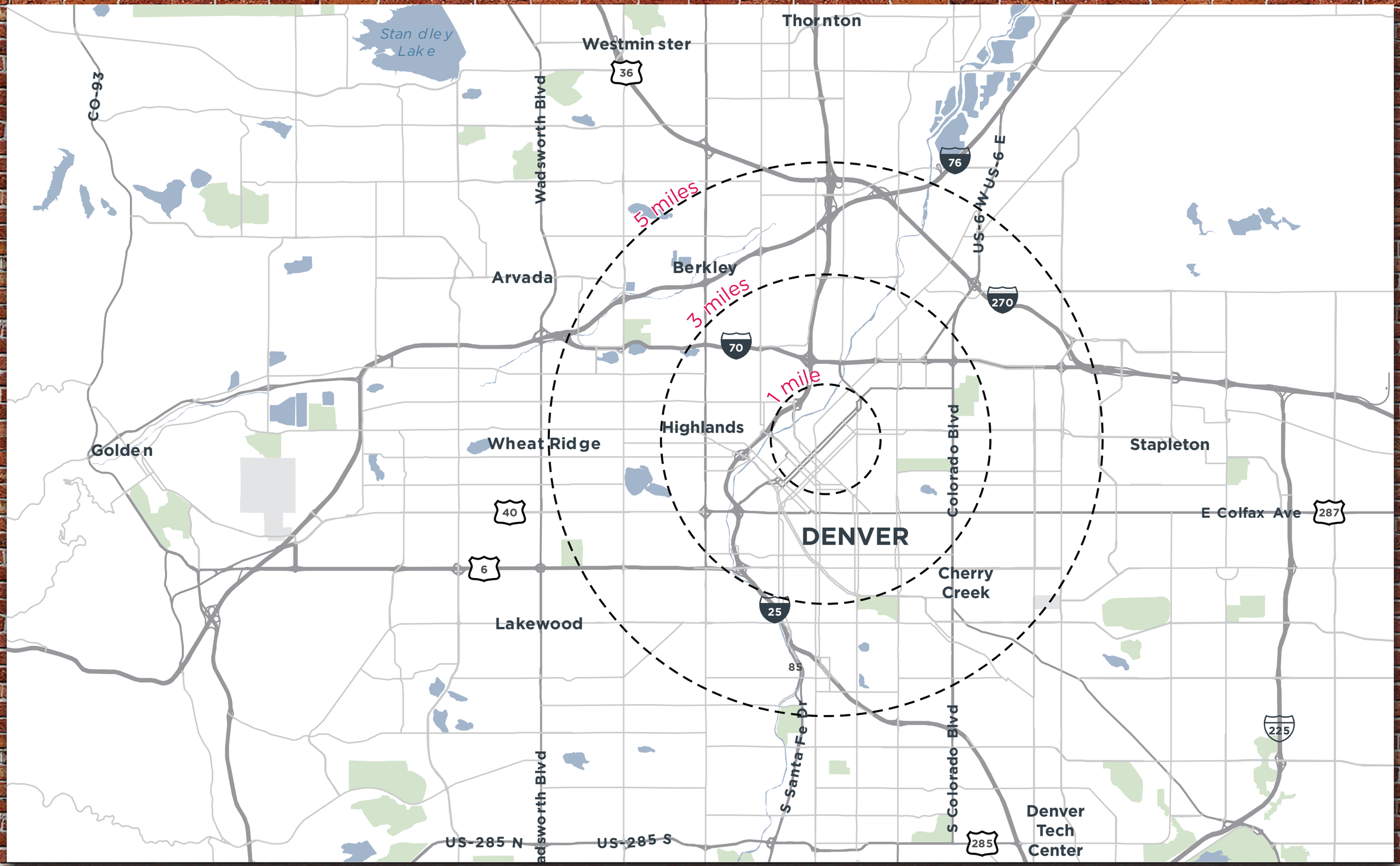


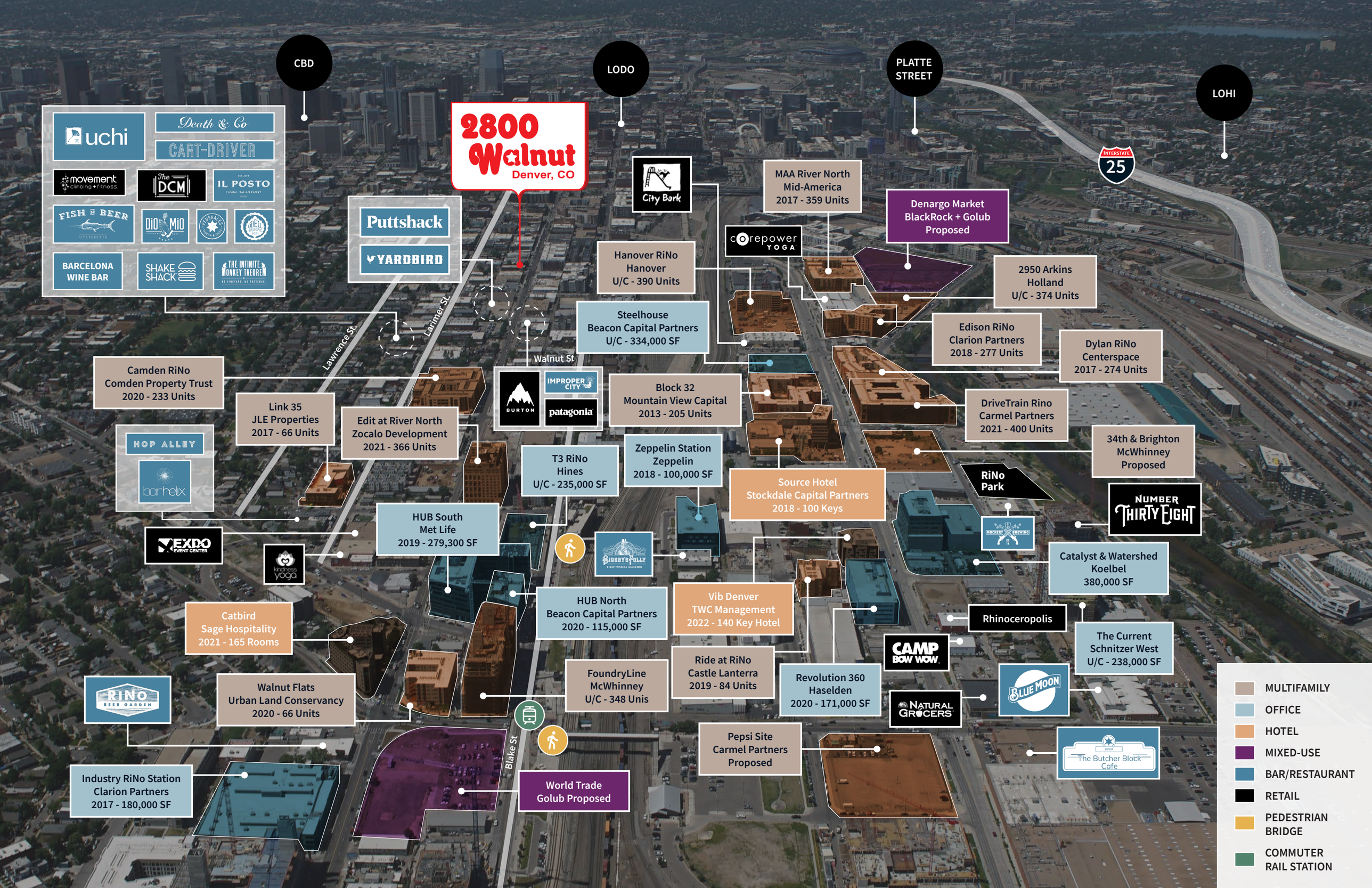
Ground Floor






Rockies Parking Lot
2,000+ Spaces
Blake St
Walnut St
Larimer St
Lawrence St
Denver Pediatrics
MEEK
Halfdays
SPRITZ
MECHA CORSICA
Under Construction
4qX SF Office
2800 Walnut
Denver, CO
Future Development
RATIO
Uchi


Stanley Lake
Westminster
Thornton
CO-93
Wadsworth Blvd
36
76
US-6-W
US-6-E
5 miles
Arvada
Berkley
3 miles
270
70
1 mile
Highlands
Wheat Ridge
Colorado Blvd
Stapleton
Golden
40
E Colfax Ave
287
DENVER
6
Cherry Creek
25
Lakewood
85
S Santa Fe Dr
S Colorado Blvd
225
US-285 N
US-285 S
285
Denver Tech Center


CBD
LODO
PLATTE STREET
LOHI
2800 Walnut
Denver, CO
INTERSTATE 25
uchi
Death & Co
CART-DRIVER
movement climbing + fitness
The DCM
IL POSTO
FISH N BEER
DiO MiO
BARCELONA WINE BAR
SHAKE SHACK
THE INFINITE MONKEY THEOREM
Puttshack
YARDBIRD
City Bark
MAA River North
Mid-America
2017 - 359 Units
Denargo Market
BlackRock + Golub
Proposed
corepower YOGA
Hanover RiNo
Hanover
U/C - 390 Units
2950 Arkins
Holland
U/C - 374 Units
Steelhouse
Beacon Capital Partners
U/C - 334,000 SF
Edison RiNo
Clarion Partners
2018 - 277 Units
Dylan RiNo
Centerspace
2017 - 274 Units
Lawrence St.
Larimer St.
Walnut St
Camden RiNo
Comden Property Trust
2020 - 233 Units
BURTON
IMPROPER CITY
patagonia
Block 32
Mountain View Capital
2013 - 205 Units
DriveTrain Rino
Carmel Partners
2021 - 400 Units
Link 35
JLE Properties
2017 - 66 Units
Edit at River North
Zocalo Development
2021 - 366 Units
T3 RiNo
Hines
U/C - 235,000 SF
Zeppelin Station
Zeppelin
2018 - 100,000 SF
34th & Brighton
McWhinney
Proposed
HOP ALLEY
barhelix
Source Hotel
Stockdale Capital Partners
2018 - 100 Keys
RiNo Park
NUMBER THIRTY EIGHT
EXDO EVENT CENTER
kindness yoga
HUB South
Met Life
2019 - 279,300 SF
MOCKERY BREWING
Catalyst & Watershed
Koelbel
380,000 SF
RIBBY'S FULLY
HUB North
Beacon Capital Partners
2020 - 115,000 SF
Vib Denver
TWC Management
2022 - 140 Key Hotel
Rhinoceropolis
Catbird
Sage Hospitality
2021 - 165 Rooms
CAMP BOW WOW
The Current
Schnitzer West
U/C - 238,000 SF
Ride at RiNo
Castle Lanterra
2019 - 84 Units
FoundryLine
McWhinney
U/C - 348 Unis
Revolution 360
Haselden
2020 - 171,000 SF
NATURAL GROCERS
BLUE MOON
RINO BEER GARDEN
Walnut Flats
Urban Land Conservancy
2020 - 66 Units
Blake St
Pepsi Site
Carmel Partners
Proposed
The Butcher Block Cafe
Industry RiNo Station
Clarion Partners
2017 - 180,000 SF
World Trade
Golub Proposed
MULTIFAMILY
OFFICE
HOTEL
MIXED-USE
BAR/RESTAURANT
RETAIL
PEDESTRIAN BRIDGE
COMMUTER RAIL STATION

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Brokerage Disclosure

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