

2944 Larimer St – RiNo Premier Location

RESTAURANT COFFEE BAR SPACE

FOR LEASE

2944 Larimer St, Denver, CO 80205



The art of spacial intelligence.

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PROPERTY OVERVIEW

Address: 2944 Larimer Street, Denver, CO 80205

Building: Single Story Mixed-Use Property

AVAILABLE SF: 3,000 – 4,000 SF

Rent/SF/YR + NNN: Contact Broker

Availability: Available Now

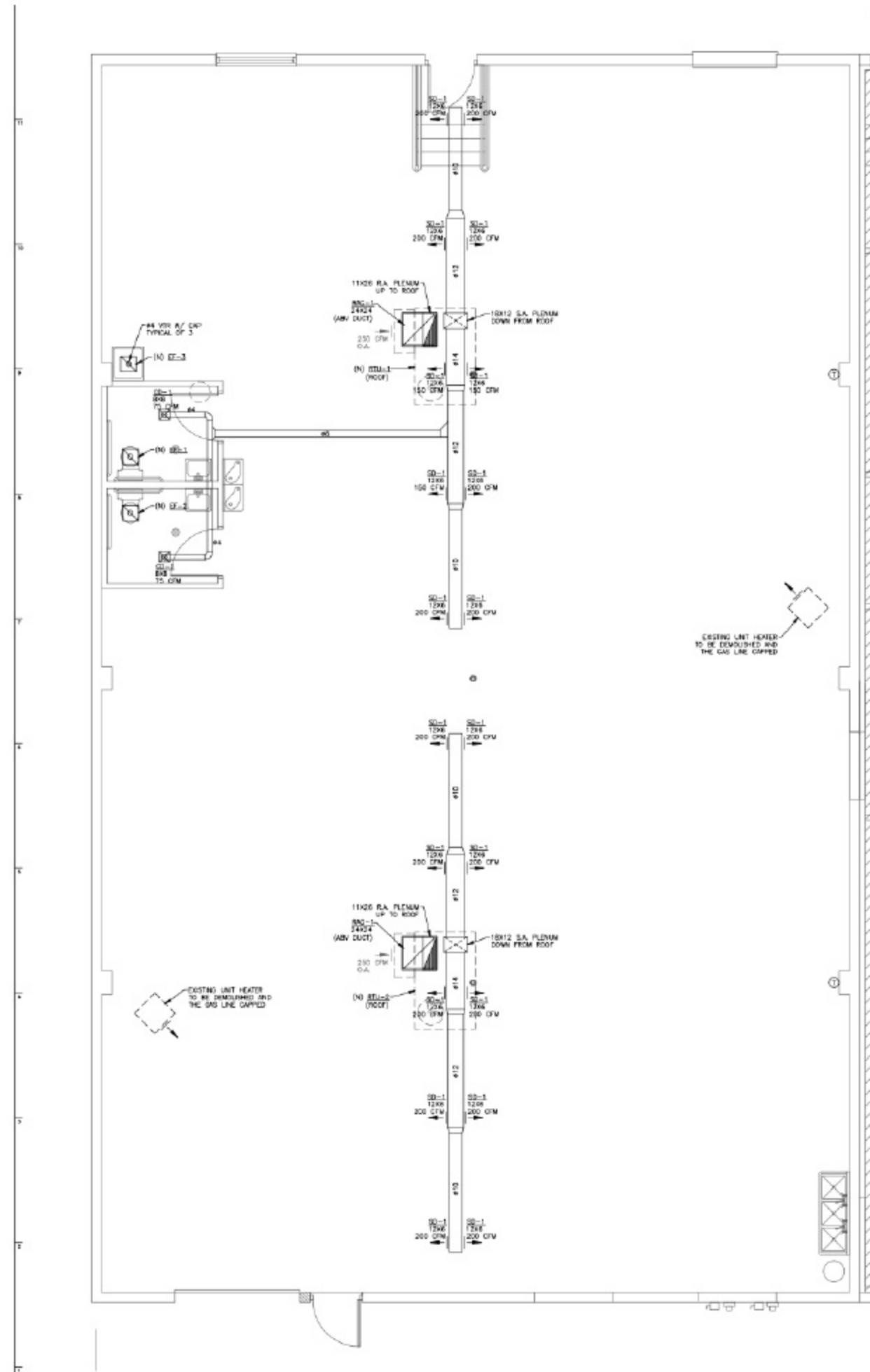
PROPERTY HIGHLIGHTS

- Fantastic building in the heart of RiNo district of Denver
- Larimer Street between 29-30th is closed to vehicular traffic, Denver is working on making this a permanent closure
- 4-6 on site parking
- Patio
- Free street parking
- High ceiling + Skylights
- Hippest block in Denver
- Located in the RiNo art district

AREA TENANTS



SITE PLAN 2944 Larimer St - RiNO Premier Location

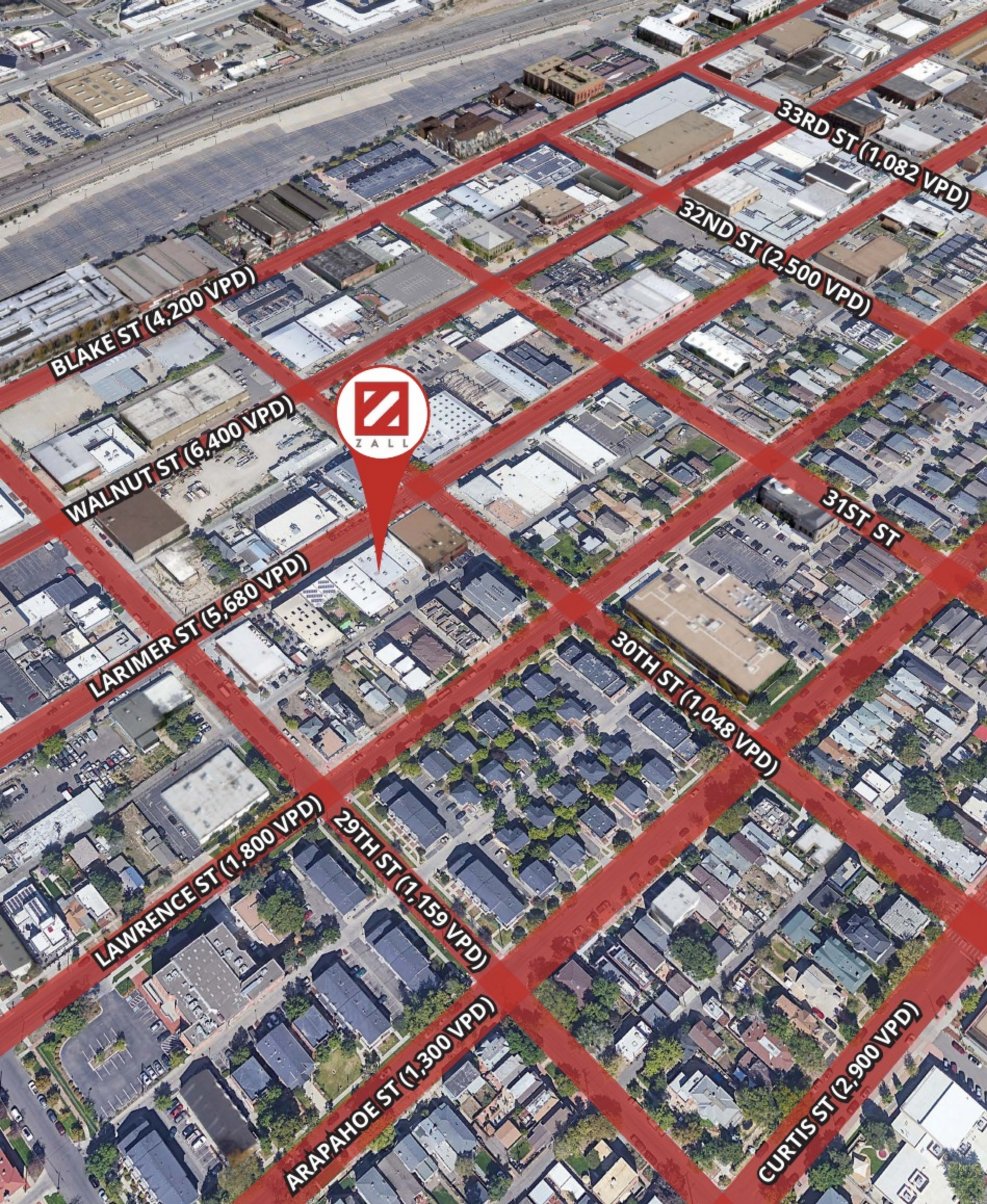


PHOTOS 2944 Larimer St - RiNO Premier Location



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DEMOGRAPHICS

Restaurant & Retail Space For Lease
2944 Larimer Street, Denver, CO 80205

HOUSEHOLDS

.25 MILE	1 MILE	3 MILE
1,210	32,018	216,103

AVG HOUSEHOLD INCOME

.25 MILE	1 MILE	3 MILE
\$109,210	\$101,929	\$107,969

POPULATION

.25 MILE	1 MILE	3 MILE
2,396	32,018	216,103

DAYTIME POPULATION

.25 MILE	1 MILE	3 MILE
2,989	34,417	313,975

MEDIAN AGE

.25 MILE	1 MILE	3 MILE
33.6	33.5	35.1

AVG DAILY TRAFFIC

Larimer St	Downing St	Broadway
5,680 VPD	11,000 VPD	19,000 VPD

