

UNIT 100: Turnkey Restaurant | 5,814 RSF - **ASIAN RESTAURANT COMING SOON**

UNIT 130A: Turnkey Café/Cocktail Bar | 1,074 RSF - **LEASE SIGNED**

UNIT 130B: Retail Space with Restaurant Infrastructure | 1,750 RSF

RETAIL SPACE AVAILABLE NOW

**THE
HUB**

**3601 Walnut Street
Denver, Colorado**



THE HUB

The Hub is a mixed-use creative office building located in the heart of Denver's vibrant RiNo Art District. Surrounded by one of the city's strongest concentrations of restaurants, breweries, and entertainment venues, this highly walkable location benefits from built-in daytime office traffic and steady evening and weekend activity—creating an ideal environment for a standout restaurant.

- Located in the heart of Denver's RiNo Art District
- Surrounded by 75+ restaurants & bars and 20+ breweries, wineries & distilleries
- Strong daytime population from on-site creative office tenants
- Consistent evening and weekend traffic driven by neighborhood dining & nightlife
- Highly walkable location (Walk Score: 90 | Bike Score: 98)
- Prominent street-level retail frontage along Blake Street
- On-site parking and EV charging available
- Secure bike storage
- Vibrant streetscape with commissioned local artwork and nearby murals



AVAILABLE SPACE

AVAILABLE SPACE



SUITE 130B

- 1,750 RSF
- Retail or restaurant space
- Type II Exhaust
- Grease Trap
- All kitchen equipment included

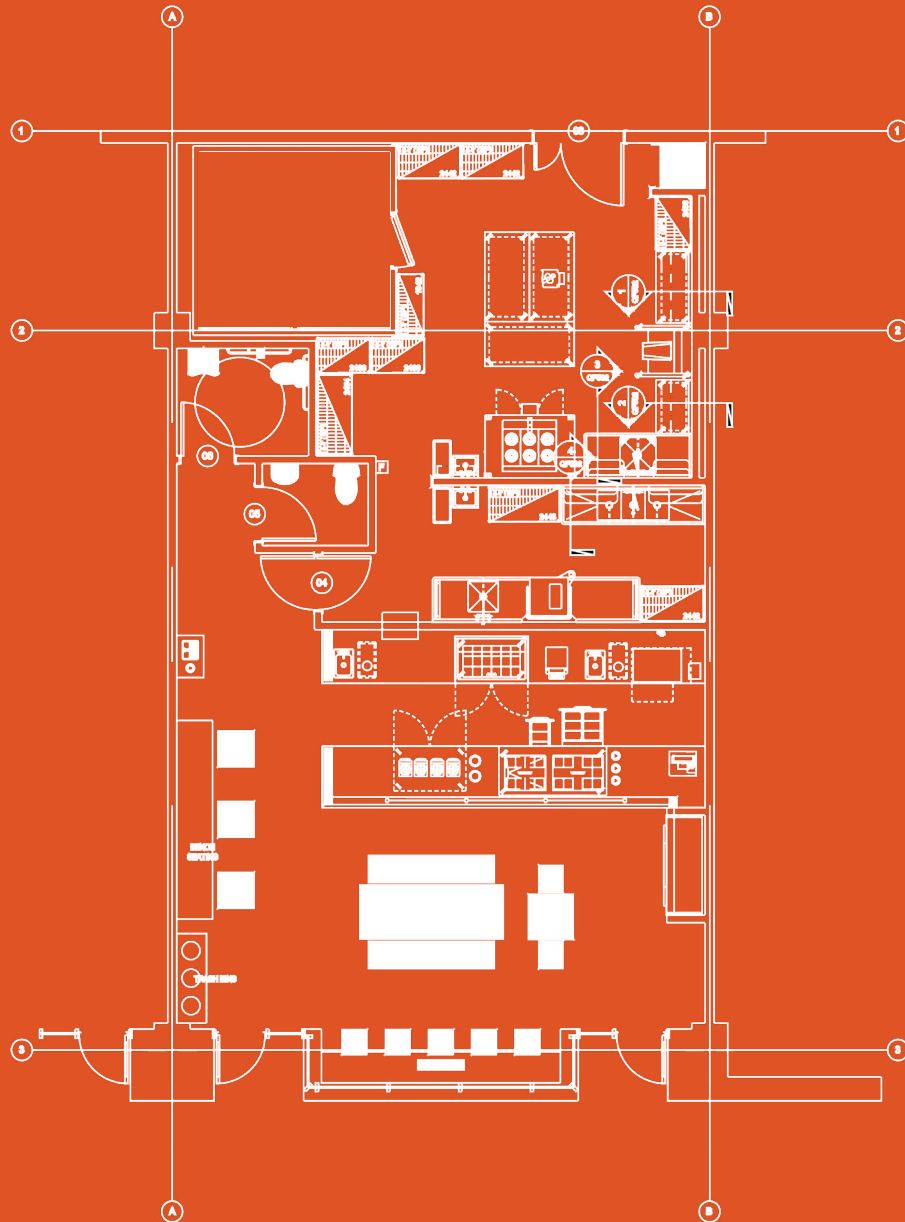
36TH STREET

BLAKE STREET



SUITE 130B

1,750 RSF
RETAIL SPACE



RETAIL SPACE WITH RESTAURANT
INFRASTRUCTURE ■

TYPE II EXHAUST & GREASE TRAP ■

ALL KITCHEN EQUIPMENT INCLUDED ■



SURROUNDING AREA



RINO

DENVER'S MOST DYNAMIC DISTRICT.

RiNo is Denver's premier restaurant destination, driven by 37.1 million annual visitors, direct rail access to DIA and Downtown, and Walk Scores up to 97. Anchored by Michelin-recognized dining, destination food halls, and a nationally known art and music scene, the neighborhood delivers nonstop energy and consistent foot traffic from morning to late night.

- **All-Day Energy:** 37.1M annual visitors + growing residential and office base drive steady traffic from morning to late night.
- **Unmatched Access:** Direct rail to DIA and Downtown; Walk Scores up to 97.
- **Culinary Credibility:** Home to Michelin-starred Beckon, Bib Gourmand Hop Alley, and multiple destination food halls.
- **Crowds & Culture:** Renewed 10-year BID & GID supports monthly art walks, festivals, and street-level activations year-round.

DEMOGRAPHICS

1 MILE

23,201	28,489	\$143,247	11,333
Population	Total Daytime Population	Average Household Income	Total Households

3 MILES

198,583	326,905	\$141,799	104,878
Population	Total Daytime Population	Average Household Income	Total Households

5 MILES

456,112	628,220	\$148,870	216,620
Population	Total Daytime Population	Average Household Income	Total Households

Source: Esri | Year: 2025

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THE HUB

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