

WALNUT STREET

VALUE-ADD / REDEVELOPMENT OPPORTUNITY



3101 & 3131
WALNUT STREET

INVESTMENT HIGHLIGHTS



Rezoned in 2023



Certificates of Demolition Eligibility



Prime Development Site



Income In Place: 100% Leased



Within Walking & Biking Distance to
38th & Blake Light Rail Station

3101 & 3131 WALNUT STREET

DENVER, COLORADO 80205

PROPERTY FEATURES

BUILDING SIZE

3101 Walnut Street: $\pm 11,659$ SF
3131 Walnut Street: $\pm 8,816$ SF
Total: $\pm 20,475$ SF

SITE SIZE

± 0.79 Acres

ZONING

C-MX-5

UTILITIES

Denver Water & Sewer, Xcel Energy

PROPERTY TAXES

\$108,676.84 (2025)

PARKING

± 29 Surface Parking Spaces (1.42 : 1,000 SF)

COUNTY

Denver

SALE PRICE

PLEASE CONTACT BROKER

TRANSPORTATION



93 Walk Score
WALKER'S PARADISE



98 Bike Score
BIKER'S PARADISE



70 Transit Score
FRIENDLY TRANSIT

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NEIGHBORHOOD HIGHLIGHTS



±48

Restaurants & Coffee Shops



20+

Breweries, Wineries, Etc.



207,293

Population: 3-Mile Radius

CoStar



±111

Public Art Murals

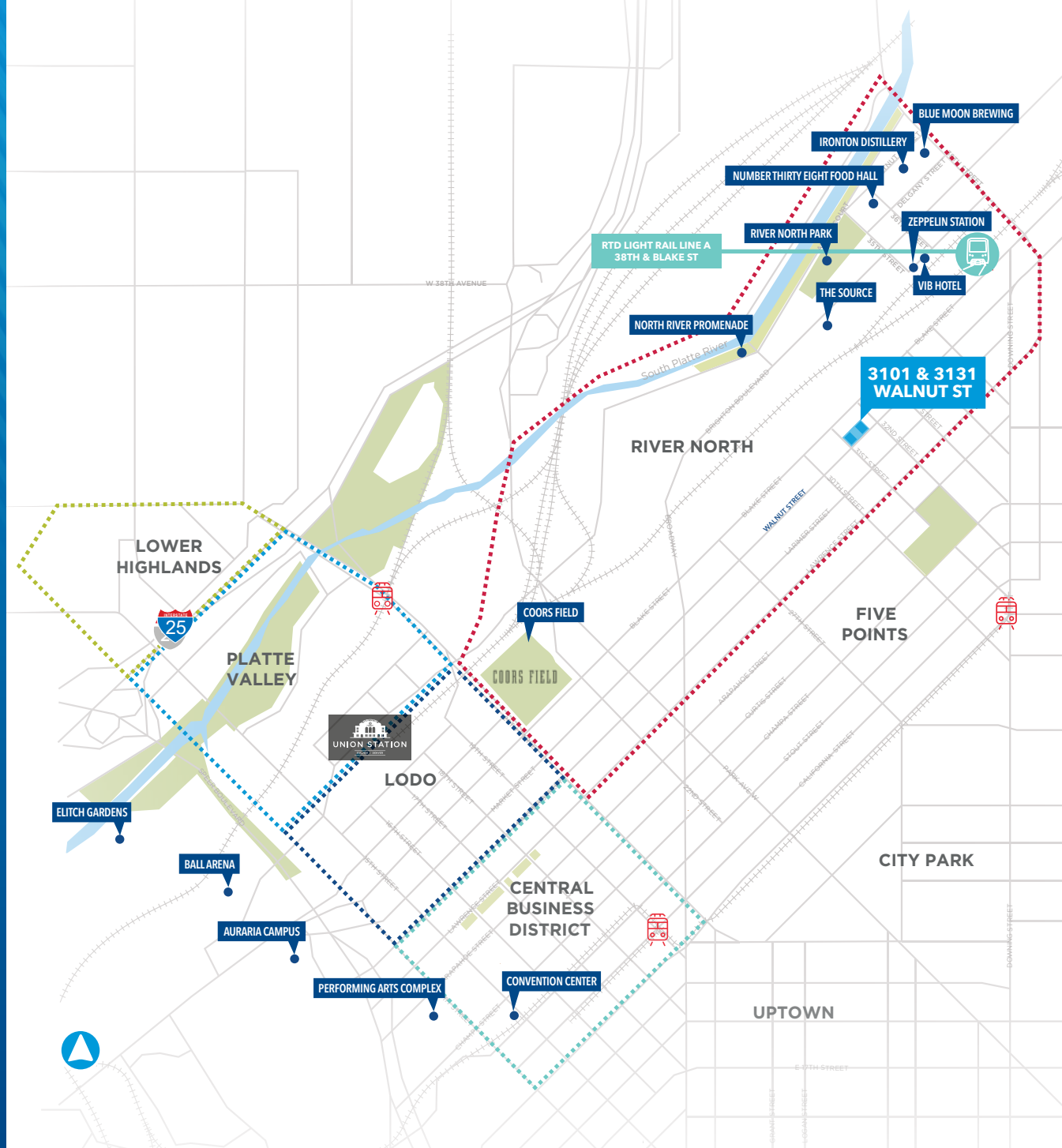


50+

Art Studios & Galleries

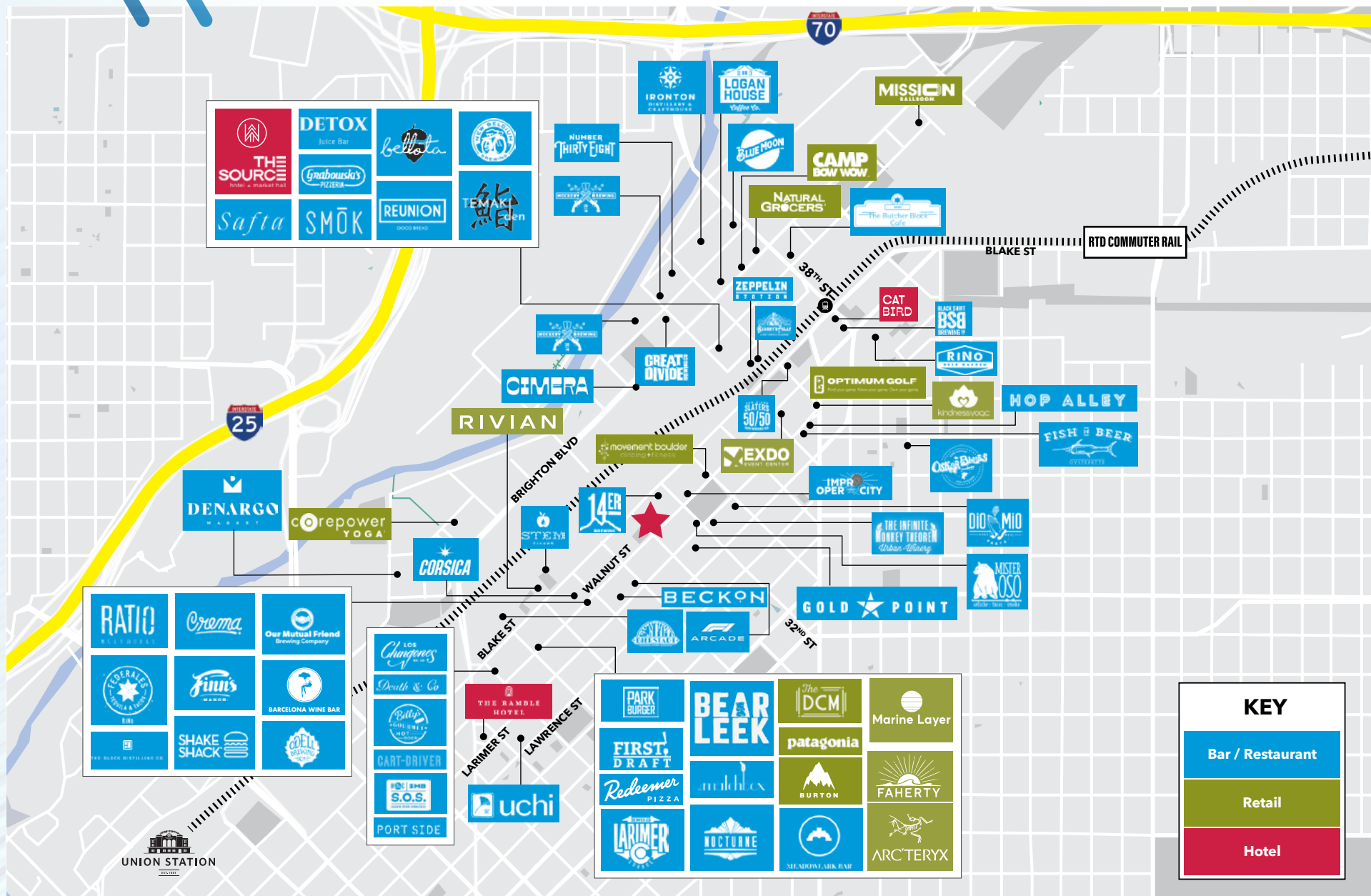
Source: RiNo Art District Directory

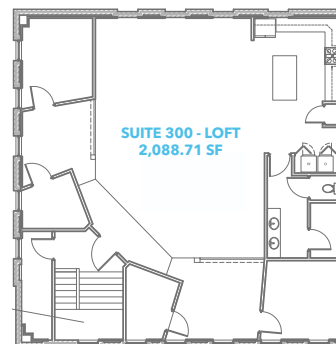
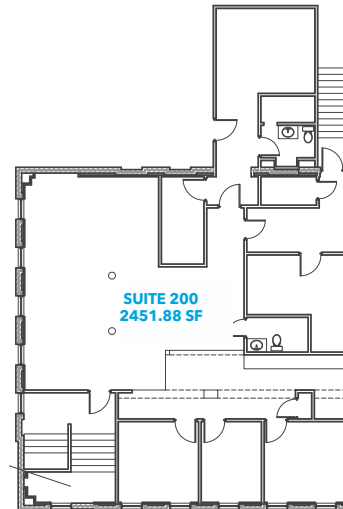
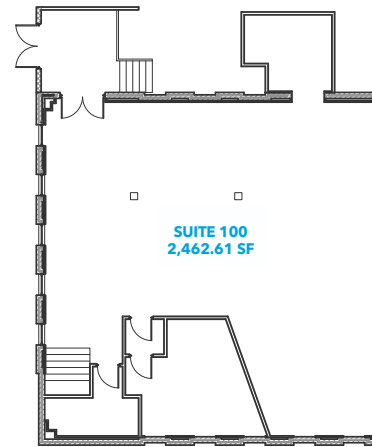
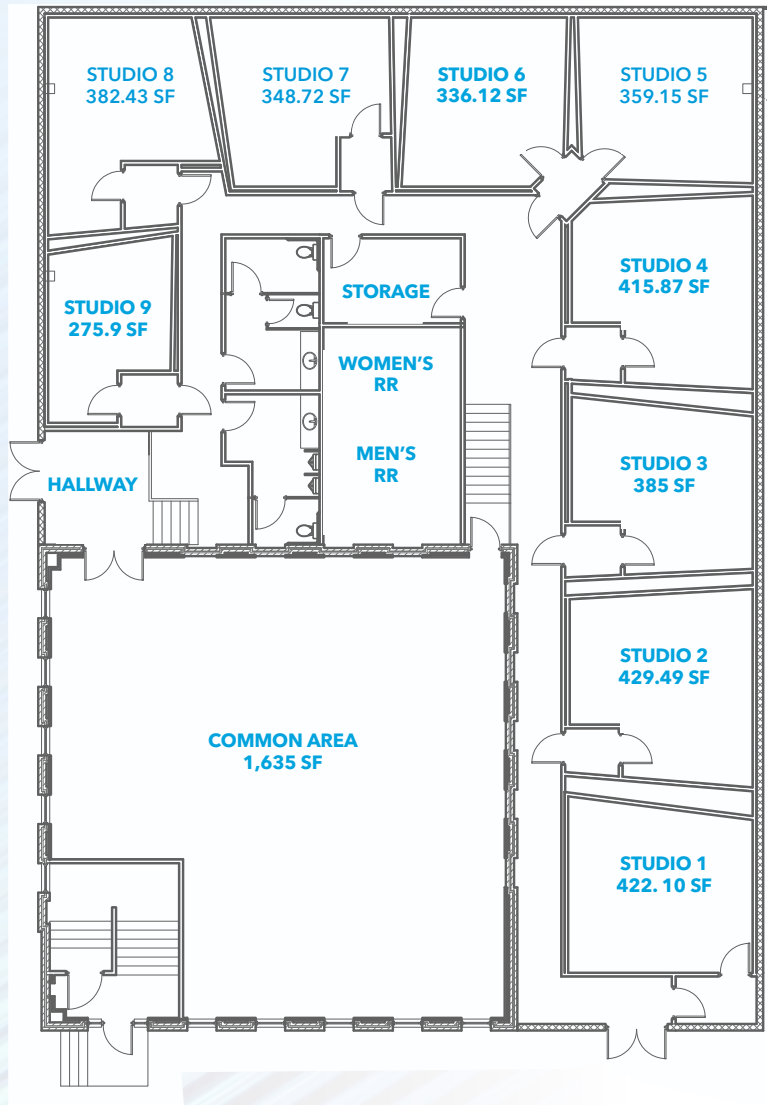
RIVER NORTH ARTS DISTRICT



AMENITIES AERIAL

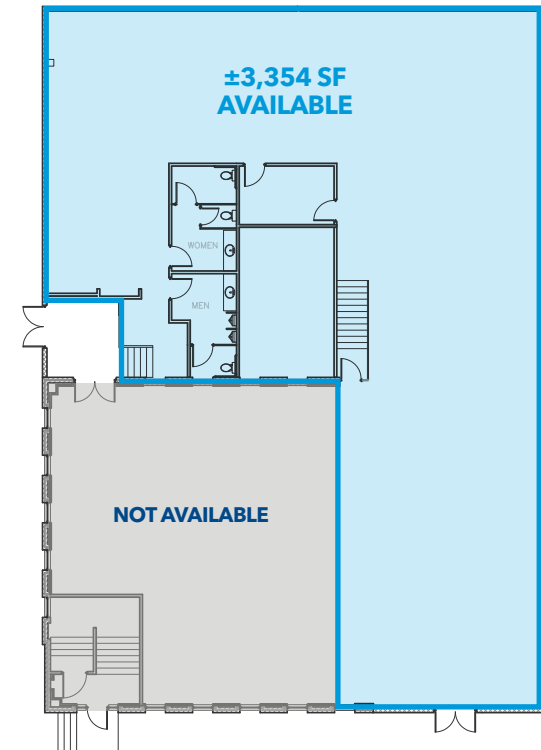
3101 & 3131 WALNUT STREET





FLOOR PLANS

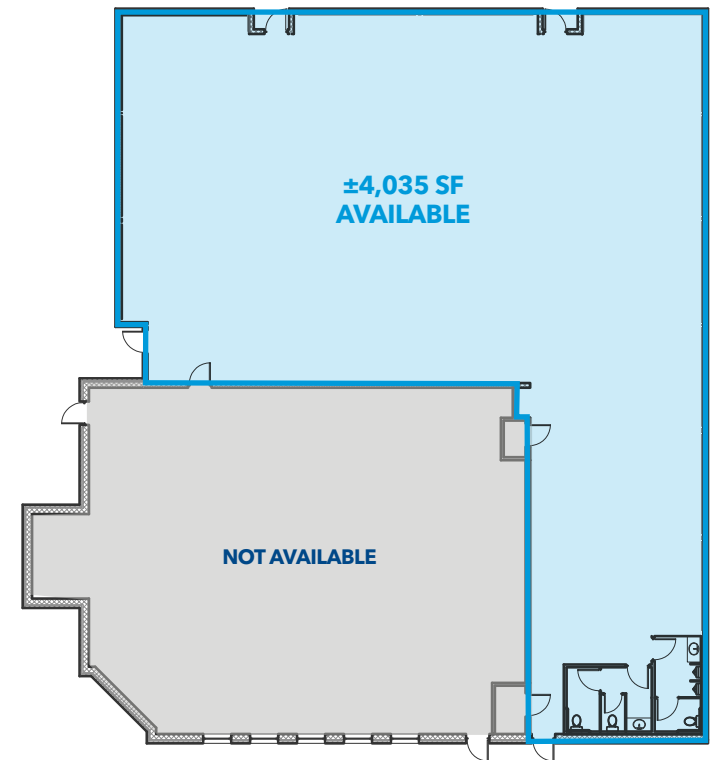
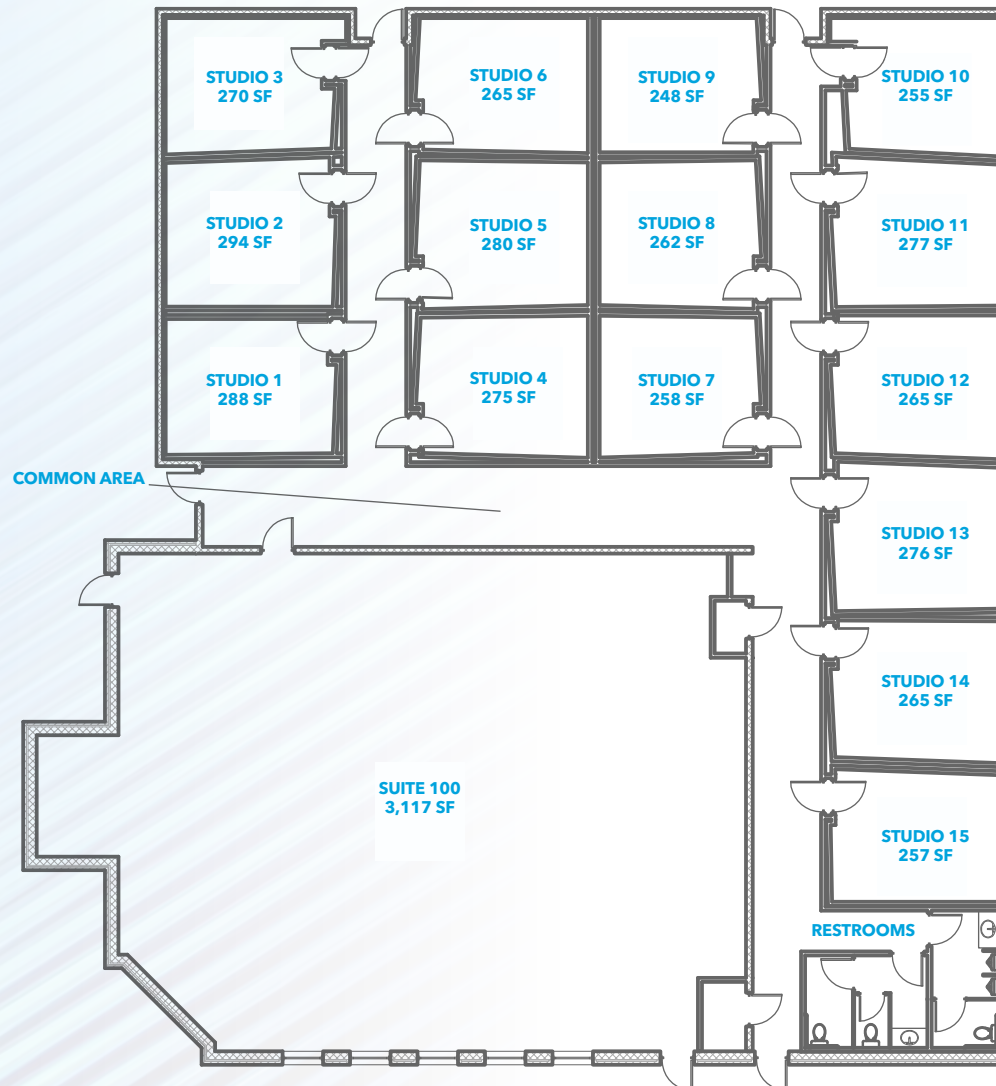
3101 WALNUT STREET



SPACE AVAILABLE
FOR OWNER/USER
OR NEW TENANT

FLOOR PLANS

3131 WALNUT STREET

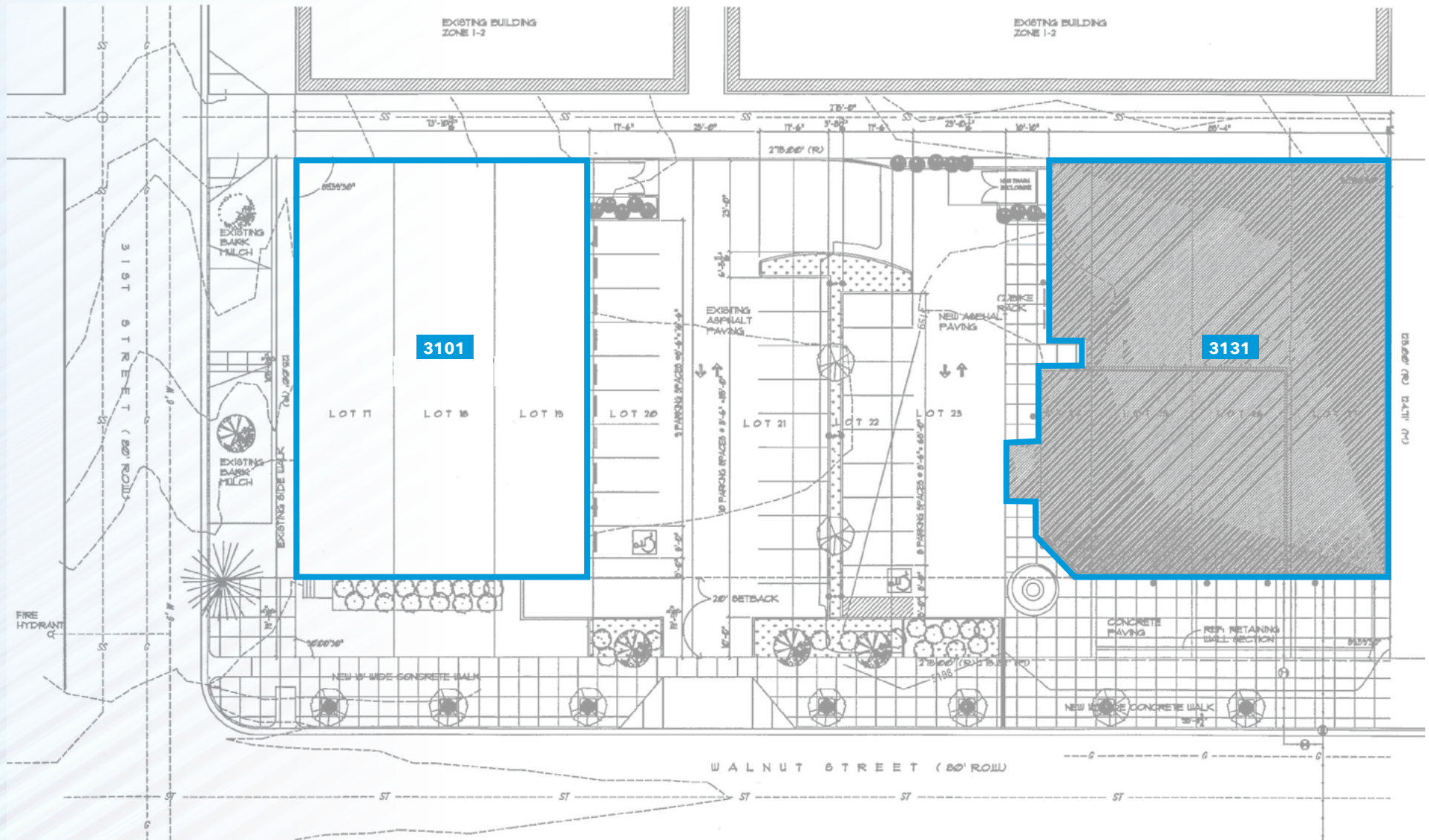


SPACE AVAILABLE
FOR OWNER/USER
OR NEW TENANT



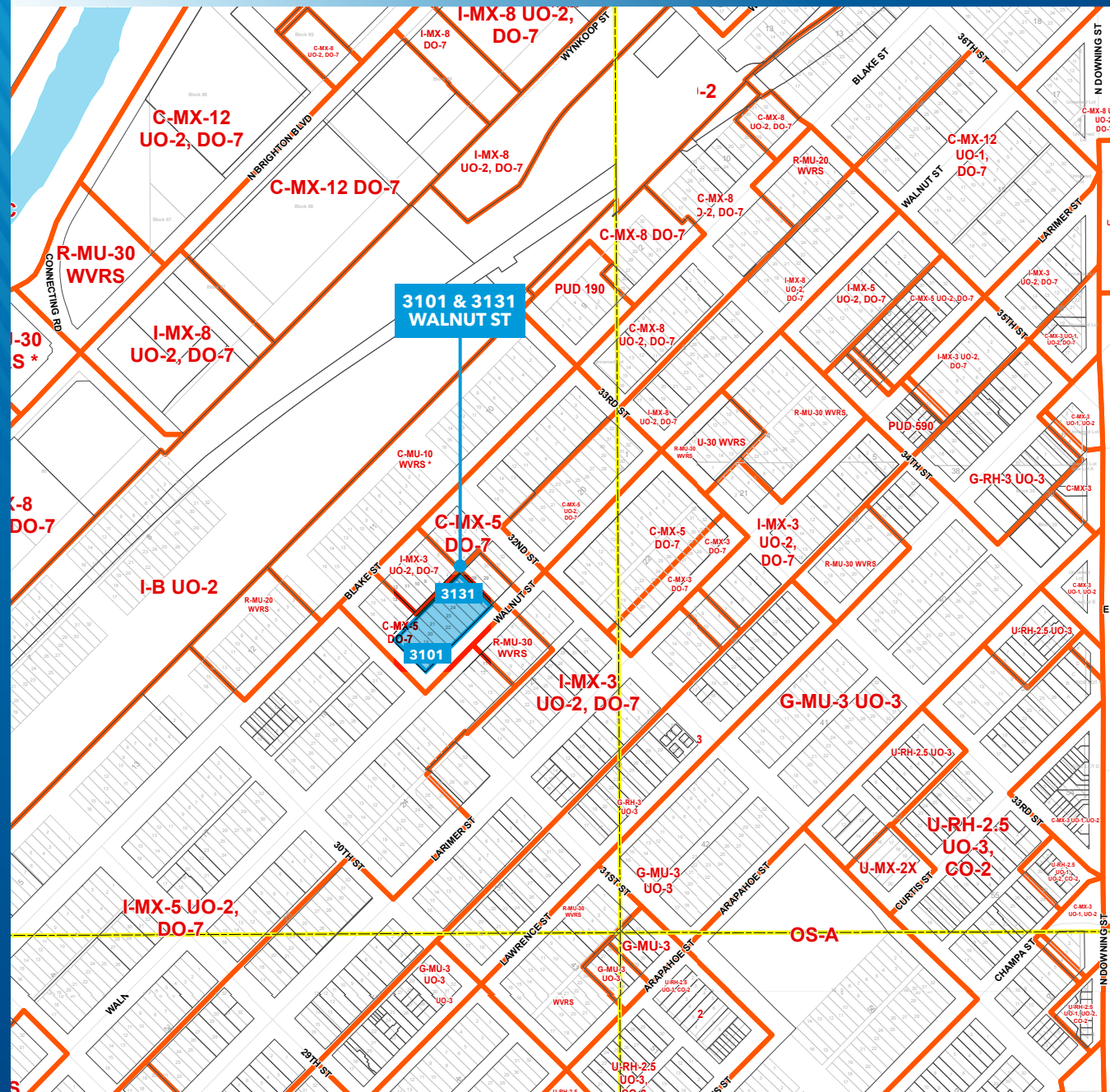
SITE PLAN

3101 & 3131 WALNUT STREET



VALUE-ADD / REDEVELOPMENT OPPORTUNITY

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OFFICE OPTION | MASSING STUDY

YIELD ANALYSIS FOR 3101 & 3131 WALNUT STREET

OVERALL MASSING



MATRIX

3101 & 3131 Walnut - Initial Yield Analysis - Office Concept								
26-Sep-21								
Area Analysis (GSF)								
	Total Spaces	Parking	Retail	Office	Common/ Lobby/Amenity	GSF	Amenity Deck	Comments
P2	105	31,750	0	0	0	0	0	70% of build-to is non-residential use
P1	105	31,750	0	0	0	0	0	
Street Level	20	11,200	7,000	5,600	6,650	0	0	
2nd Level		0	0	28,760	3,020	31,780	0	
3rd Level		0	0	28,760	3,020	31,780	0	
4th Level		0	0	28,760	3,020	31,780	0	
5th Level		0	0	28,760	3,020	31,780	0	
Roof Deck		0	0	0	0	0	0	
	230	74,700	7,000	120,640	18,730	127,120	0	
		Efficiency factor of typical floor		0.90	Total Bldg. Area (with Parking)	146,370	221,070	
Parking								Comments
Total Retail Required (1.875/1,000 if larger than 3,500sf)				13				
Total Office Required (1.875/1,000)				238				
Parkine Required				251				
Parking - 251				251				





OFFICE DEVELOPMENTS

RIVER NORTH (RINO) DENVER

1 3100 BRIGHTON BLVD
Denver, Colorado



RBA 322,860 SF

YEAR BUILT 2025

2 3500 BLAKE ST
Denver, Colorado



RBA 238,726 SF

YEAR BUILT 2024

3 3083 WALNUT ST
Denver, Colorado



RBA 66,938 SF

YEAR BUILT 2025

4 3615 DELGANY ST
Denver, Colorado



RBA 249,445 SF

YEAR BUILT 2023

5 3400 WALNUT ST
Denver, Colorado



RBA 199,087 SF

YEAR BUILT 2024

6 2650 ARKINS COURT
Denver, Colorado



RBA 120,000 SF

YEAR BUILT Under Construction

MULTIFAMILY OPTION | MASSING STUDY

YIELD ANALYSIS FOR 3101 & 3131 WALNUT STREET

OVERALL MASSING



MATRIX

3101 & 3131 Walnut - Initial Yield Analysis - Multifamily Concept								
26-Sep-21								
Program	GSF/Unit	Designed	Street Level	2nd Level	3rd Level	4th Level	5th Level	Total GSF
Micro	410	8	0	2	2	2	2	3,280
Studio 1	490	24	0	6	6	6	6	11,760
Studio 2	530	27	3	6	6	6	6	14,310
Small 1-Bed	630	54	2	13	13	13	13	34,020
Large 1-Bed	790	9	1	2	2	2	2	7,110
Small 2-Bed	1,000	22	0	4	6	6	6	22,000
		144	6	33	35	35	35	92,480

Area Analysis (GSF)							
	Total Spaces	Parking	Retail	Residential	Common/Lobby/Amenity	Storage	Amenity Deck
P1	105	31,750	0	0	0	0	0
Street Level	20	11,200	9,000	3,650	5,700	0	0
2nd Level	0	0	0	21,060	6,010	1,160	500
3rd Level	0	0	0	23,060	4,010	1,160	0
4th Level	0	0	0	23,060	4,010	1,160	0
5th Level	0	0	0	23,060	4,010	1,160	0
Roof Deck	0	0	0	0	0	0	750
	125	42,950	9,000	93,890	23,740	4,640	1,250
			Avg. Unit Size	642	Total Bldg. Area	131,270	
			Efficiency factor	0.783804373	(with Parking)	174,220	

Parking	Comments
Total Retail Required (1.875/1,000 if larger than 3,500sf)	17
Total Residential Required (.75/unit)	108
Parking Required	125
Parking Provided	125





MULTIFAMILY DEVELOPMENTS

RIVER NORTH (RINO) DENVER

1 3930 BLAKE ST
Denver, Colorado



NO. OF UNITS	187
YEAR BUILT	2024

2 3595 WYNKOOP ST
Denver, Colorado



NO. OF UNITS	182
YEAR BUILT	2024

3 3901 WYNKOOP ST
Denver, Colorado



NO. OF UNITS	408
YEAR BUILT	2024

4 3850 BLAKE ST
Denver, Colorado



NO. OF UNITS	310
YEAR BUILT	Under Construction

5 3720 N DOWNING ST
Denver, Colorado



NO. OF UNITS	196
YEAR BUILT	2024

6 2950 ARKINS COURT
Denver, Colorado



NO. OF UNITS	374
YEAR BUILT	2024

7 3575 CHESTNUT PL
Denver, Colorado



NO. OF UNITS	49
YEAR BUILT	2024

8 3500 CHESTNUT PL
Denver, Colorado



NO. OF UNITS	92
YEAR BUILT	2024

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DENVER, COLORADO 80205

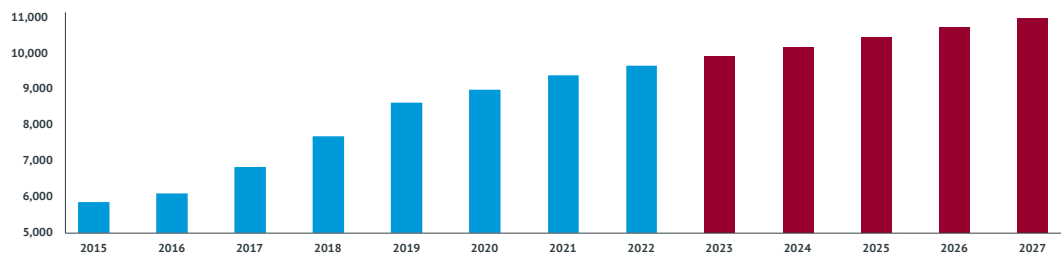
**3101 & 3131
WALNUT STREET**

1.5 MILES

1 MILE

.5 MILE

POPULATION GROWTH



64% POPULATION GROWTH SINCE 2015

11% ADDITIONAL PROJECTED GROWTH BY 2027

DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
POPULATION			
2025 Population	30,893	108,685	207,293
2030 Projected Population	32,361	112,818	213,869
Annual Growth 2025-2030	3.0%	1.9%	1.3%
Median Age	34.7	35.8	36.4
HOUSEHOLDS			
2025 Households	14,896	57,387	108,053
2030 Projected Households	15,618	59,586	111,582
Annual Growth 2025-2030	4.3%	3.0%	2.3%
INCOME			
Average Household Income	\$126,050	\$128,032	\$131,386
Median Household Income	\$104,669	\$102,639	\$101,961
DAYTIME DEMOGRAPHICS			
Total Businesses	2,189	14,511	22,954
Total Employees	18,105	153,005	220,021

Source: CoStar





3101 & 3131 WALNUT STREET DENVER, COLORADO 80205

RINO SPENDING HABITS & TRENDS

People living and working in Denver's River North (RiNo) Arts District spend heavily on a premium, walkable urban lifestyle, characterized by high housing costs, frequent dining out at local restaurants/breweries, and a strong preference for experiential consumption. The median household income is approximately \$104,669, with significant expenditures on rent and leisure.

KEY SPENDING HABITS & TRENDS

Housing and Utilities: Residents often pay premium prices for modern apartments and lofts, with rent growth in the area having increased significantly (roughly 14% annually in 2021).

Dining and Nightlife: Spending is heavily concentrated on high-density amenities, including craft breweries (e.g., Ratio Beerworks, Our Mutual Friend), trendy coffee shops, and food halls like Denver Central Market.

Transportation: Reflecting a lower reliance on cars, many residents spend on alternative transit, including scooters, bikes, and rideshares.

Experiences and Leisure: Spending is often directed towards local arts, culture, and events, such as the First Friday Art Walks.

DriversWorking Population: Over 69% of the population works in professional, management, or executive roles, while nearly 12% are in sales and service jobs.

Cost of Living: The area is considered expensive, with high disposable income often directed toward local commerce and leisure within the neighborhood.

Investment and Growth: Recent development has brought extensive investment, but also increased inflationary pressures, with metro-area household spending on food and housing rising since 2016.

KEY DEMOGRAPHIC AND ECONOMIC



\$984,754,135

Spent on Food & Alcohol
within a 3-mile radius

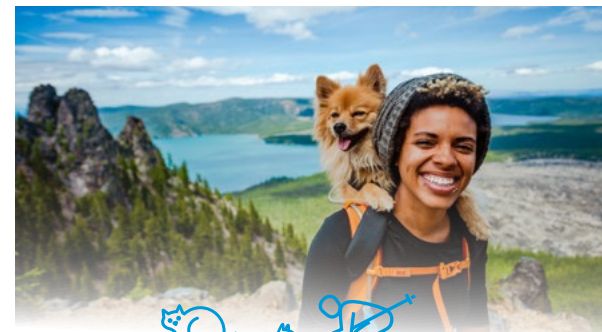
2025



\$812,590,328

Spent on Transportation &
Maintenance within a 3-mile radius

2025



\$523,536,103

Spent on Entertainment, Hobbies
& Pets within a 3-mile radius

2025

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NEED MORE INFORMATION?
PLEASE CONTACT

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PRINCIPAL

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