



MIXED-USE RETAIL OPPORTUNITY

## Property Highlights

Address	2800 Walnut St
Building	49,163 SF
Available	2,700 - 18,169 SF
Year Built	1952
Renovated	2017



# Building 1

10,356 RSF

## Demising Options

Full Building: 10,356 RSF

Hard Corner & Lower Level: 5,531 RSF

Hard Corner: 2,700 RSF

28th & Mezzanine: 4,825 RSF

Lower Level: 2,831 RSF

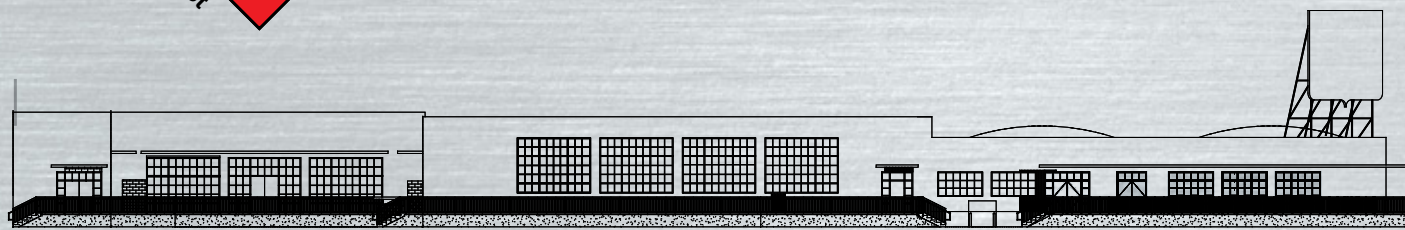
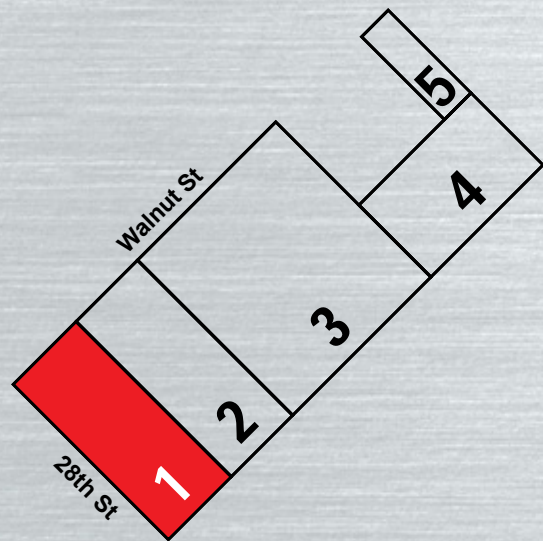
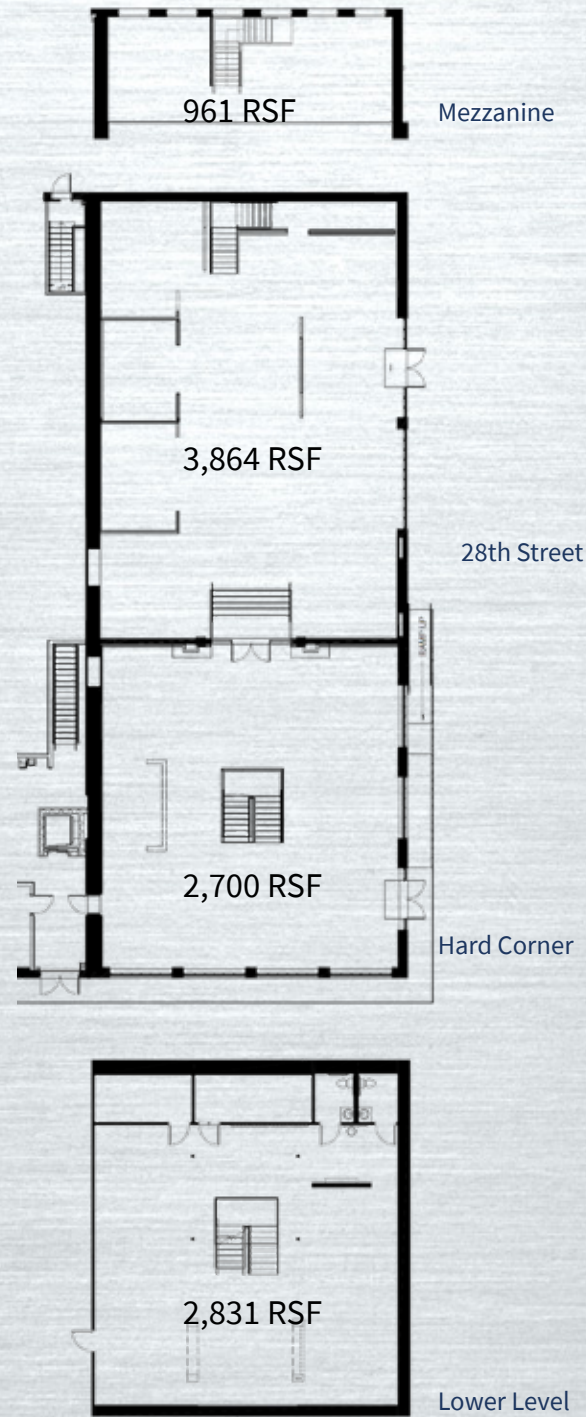
## Uses

Retail

Food & Beverage

Service

Speakeasy



# Building 3

18,169 RSF

## Property Highlights

Ground Floor: 15,086 RSF

Mezzanine: 3,083 RSF

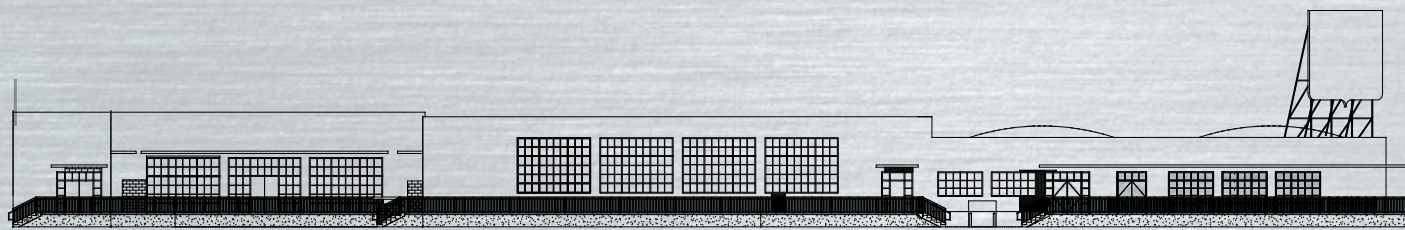
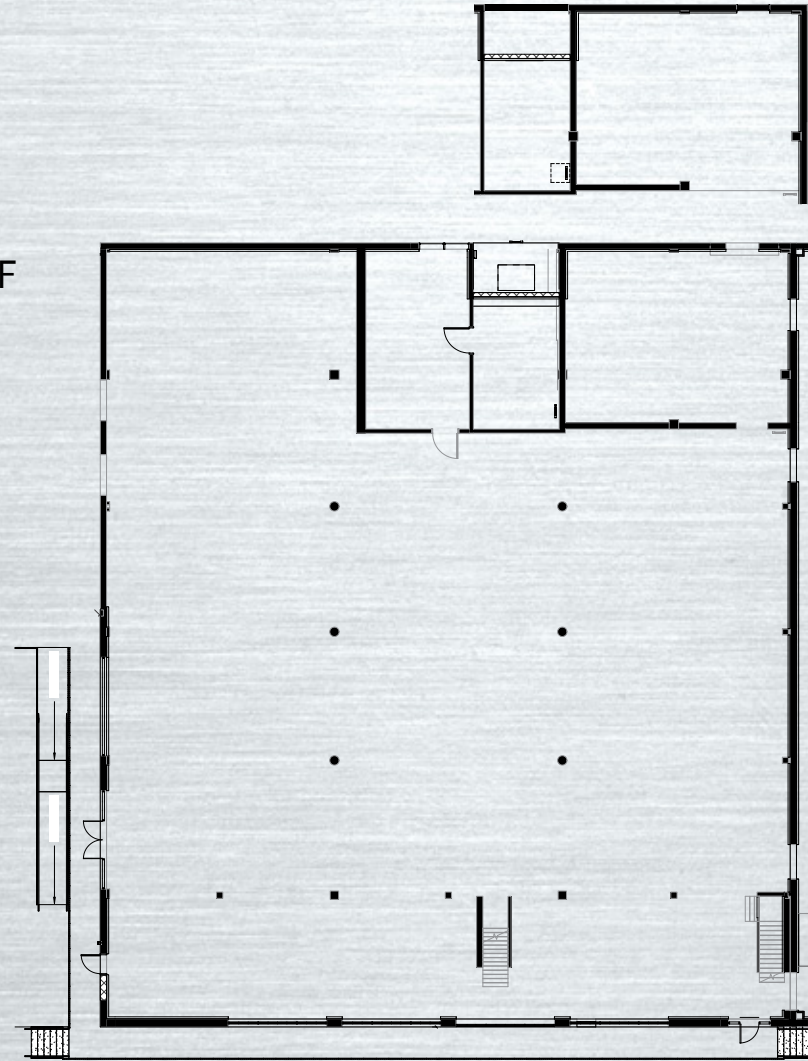
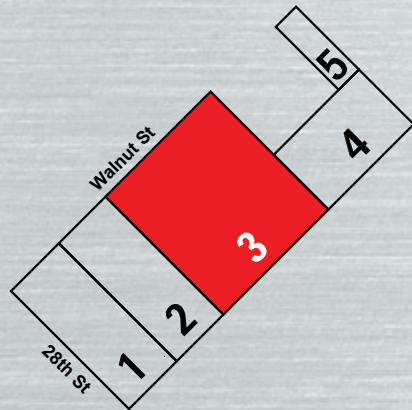
\*Can be combined with  
Buildings 4/5

## Uses

Office

Retail

Eatertainment



# Building 4/5

8,070 RSF

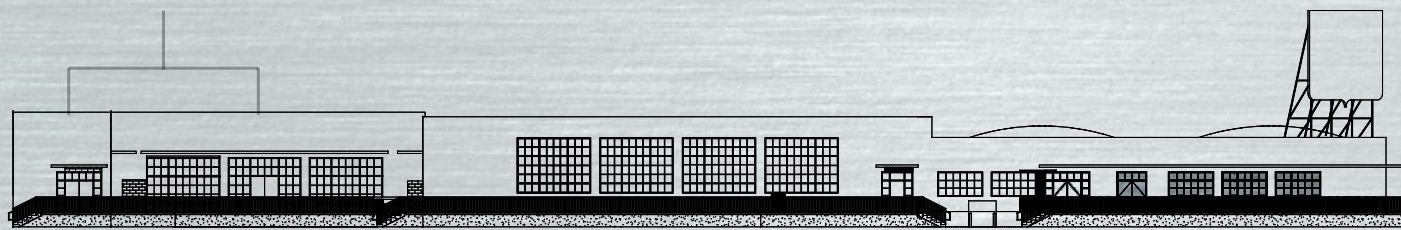
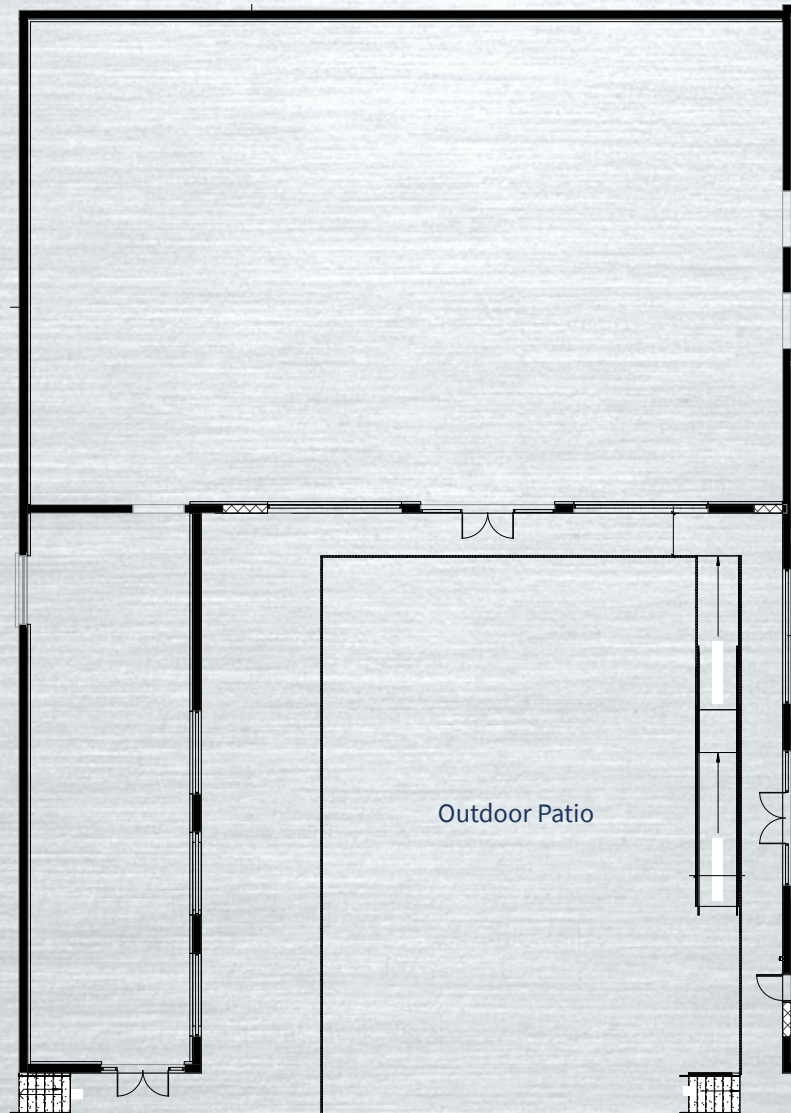
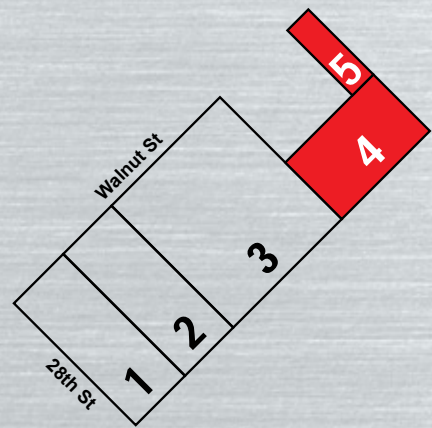
## Property Highlights

Ground Floor: 7,126 RSF  
Mezzanine: 944 RSF  
Outdoor Patio: 3,500 RSF

## Uses

Retail  
Entertainment  
Full-Service Restaurant

Ground Floor



Rockies Parking Lot  
2,000+ Spaces

YARBIRD RIVIAN  
Puttshack

BIEFSTADT

MEEK  
modern + vintage

Blake St

WEST MAIN

Modera River North  
182 Units

SMOXY CIGARS BLUE SPARROW COFFEE

OSAKA RAMEN  
Halfdays

The Hartley  
16 Units

MECHA  
CORSICA

Under Construction  
65K SF Office

Walnut St

STOWAWAY

patagonia

FAHERTY  
ARCADIA

2800 Walnut  
Denver, CO

Future  
Development

studio 2b

ROARK  
CARNE

Redeemer  
PIZZA  
BANSHEE HOUSE

BECKON

FEDERALES  
Finn's  
SHAKE SHACK

Larimer St

TOPO DESIGNS  
CART-DRIVER

400 Apartments  
Proposed

AMERICAN BONDED

GROUND FLOOR SALON  
BEE BEACON

barcelona  
RATIO BEERWORKS

26th St

27th St

28th St

29th St

30th St

31st St

Lawrence St

uchi

AVA RiNO  
246 Units

Marine Layer

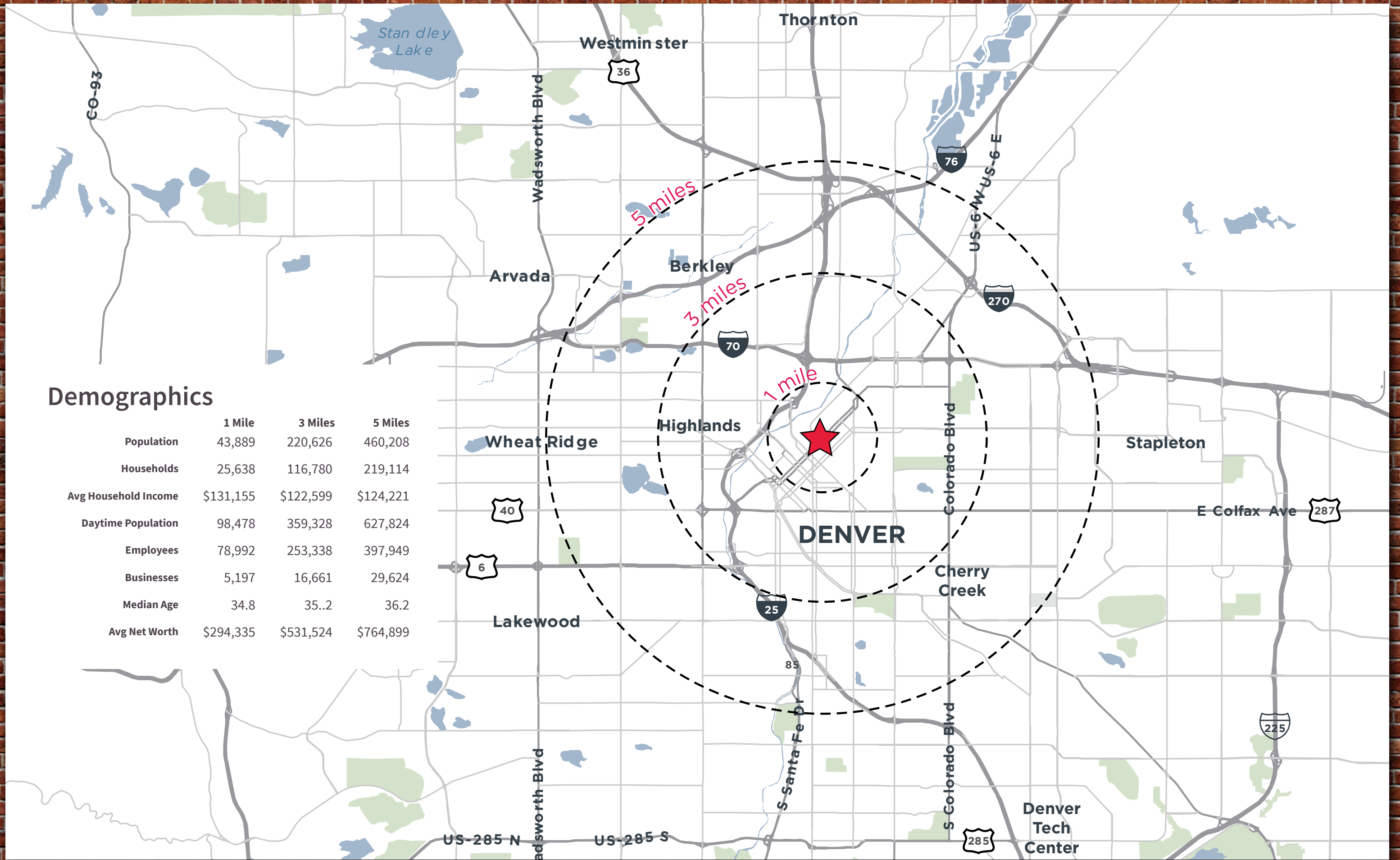
PIT FRIEND BARBECUE

THE BLOCK DISTILLING CO.

RYE SOCIETY

## Demographics

	1 Mile	3 Miles	5 Miles
Population	43,889	220,626	460,208
Households	25,638	116,780	219,114
Avg Household Income	\$131,155	\$122,599	\$124,221
Daytime Population	98,478	359,328	627,824
Employees	78,992	253,338	397,949
Businesses	5,197	16,661	29,624
Median Age	34.8	35.2	36.2
Avg Net Worth	\$294,335	\$531,524	\$764,899





**2800  
WALNUT ST.**

Logos for various businesses:

- uchi
- Death & Co
- CART-DRIVER
- movement boulder
- The DCM
- IL POSTO
- FISH N BEER
- DIO MIO
- IL POSTO
- COEDL BREWING
- Puttshack
- YARDBIRD
- BARCELONA WINE BAR
- SHAKE SHACK
- THE INFINITE MONKEY THEOREM

Logos for Puttshack and YARBIRD.

City Bark logo.

MAA River North  
Mid-America  
2017 - 359 Units

Denargo Market  
BlackRock + Golub  
Proposed

25

2950 Arkins  
Holland  
U/C - 374 Units

Camden RiNo  
Camden Property Trust  
2020 - 233 Units

Hanover RiNo  
Hanover  
U/C - 390 Units

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

Edison RiNo  
Clarion Partners  
2018 - 277 Units

Dylan RiNo  
Centerspace  
2017 - 274 Units

Block 32  
Mountain View Capital  
2013 - 205 Units

DriveTrain RiNo  
Carmel Partners  
2021 - 400 Units

34th & Brighton  
McWhinney  
Proposed

HOP ALLEY logo and barneix logo.

Link 35  
JLE Properties  
2017 - 66 Units

Edit at River North  
Zocalo Development  
2021 - 366 Units

Logos for BURTON, IMPROPER CITY, 10 BARREL BREWING CO, patagonia, and STEM CIGARS.

Source Hotel  
Stockdale Capital Partners  
2018 - 100 Keys

RiNo Park

EXDO EVENT CENTER

HUB South  
Met Life  
2019 - 279,300 SF

Zeppelin Station  
Zeppelin  
2018 - 100,000 SF

Revolution 360  
Haselden  
2020 - 171,000 SF

Catalyst & Watershed  
Koelbel  
380,000 SF

kindnessyoga

T3 RiNo  
Hines  
U/C - 235,000 sf

Vib Denver  
TWC Management  
2022 - 140 Key Hotel

Rhinocerosopolis

NUMBER THIRTY EIGHT

Catbird  
Sage Hospitality  
2021 - 165 Rooms

HUB North  
Beacon Capital Partners  
2020 - 115,000 sf

Ride at RiNo  
Castle Lanterra  
2019 - 84 Units

CAMP BOW WOW

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

RiNO BEER GARDEN

Walnut Flats  
Urban Land Conservancy  
2020 - 66 Units

FoundryLine  
McWhinney  
U/C - 348 Units

NATURAL GROCERS

BLUE MOON

Industry RiNo Station  
Clarion Partners  
2017 - 180,000 SF

World Trade  
Golub  
Proposed

Pepsi Site  
Carmel Partners  
Proposed

The Butcher Block Cafe

**KEY**

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

For leasing information:



**SAM ZAITZ**  
+1 303 217 7977  
Sam.Zaitz@jll.com

**JEFF FELDMAN**  
+1 720 418 8053  
Jeff.Feldman@jll.com

**LILY ARMSTRONG**  
+1 415 342 6217  
Lily.Armstrong@jll.com

### **Brokerage Disclosure**

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