

RETAIL FOR LEASE

3101 & 3131 WALNUT STREET DENVER, COLORADO 80205

WALNUT STREET



AVAILABLE 3101 Walnut: $\pm 3,354$ SF
3131 Walnut: $\pm 4,035$ SF

SITE SIZE ± 0.79 Acres

ZONING C-MX-5

UTILITIES Denver Water &
Sewer, Xcel Energy

PARKING ± 29 Surface
(1.42 : 1,000 SF)

COUNTY Denver

LEASE RATE **CONTACT BROKER**

PROPERTY HIGHLIGHTS

- Within walking and biking distance to 38th & Blake light rail station

THE RINO NEIGHBORHOOD OFFERS

- ± 48 Restaurants and coffee shops
- 20+ Breweries and wineries
- ± 111 Public art murals
- 50+ Art studios and galleries

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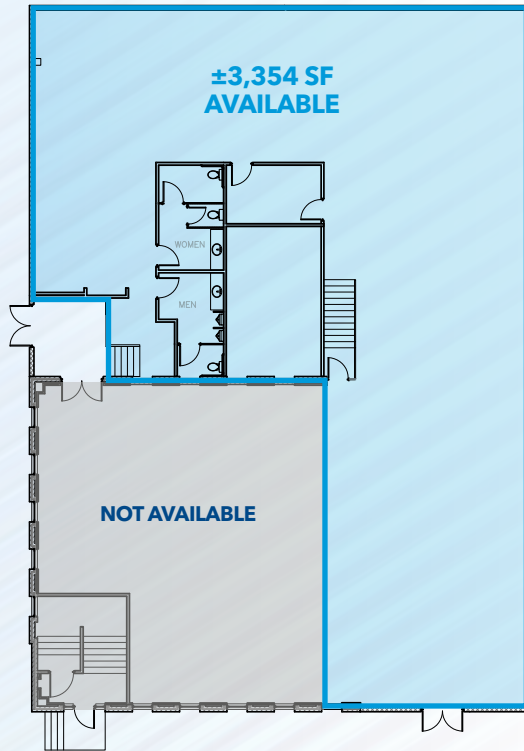
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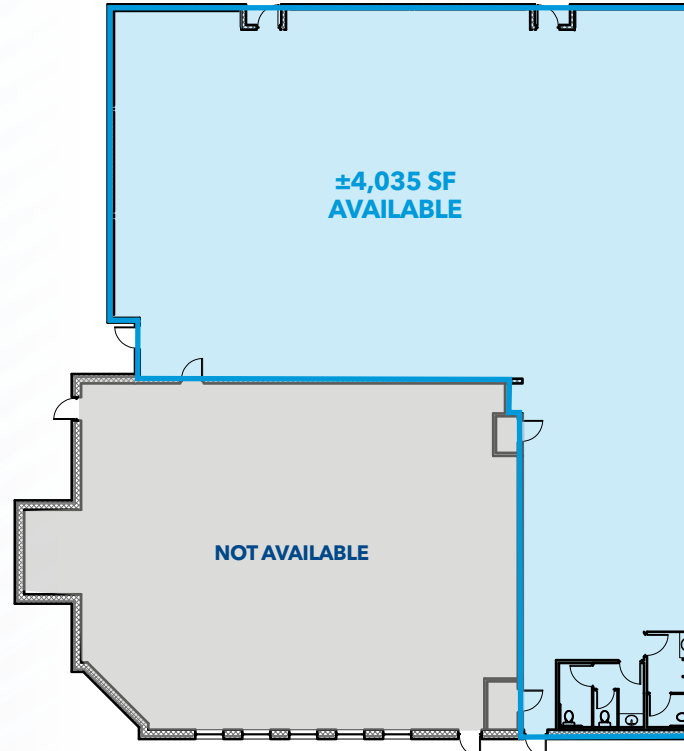
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3101 WALNUT STREET



3131 WALNUT STREET



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	26,852	194,938	436,408
Median Age	34.7	36.4	37.2
# of Households	14,896	108,053	215,578
Avg Household Income	\$126,050	\$131,386	\$132,325
# Businesses	2,188	22,954	39,686

TRAFFIC COUNTS

INTERSECTION	VEHICLES/DAY
Larimer & 30th Street	3,794 VPD
Larimer & 33rd Street	3,399 VPD
Lawrence & 32nd Street	2,292 VPD
Walnut & 33rd Street	1,073 VPD

FOR MORE INFORMATION, PLEASE CONTACT

JR BITZER

PRINCIPAL

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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