

FOR LEASE

RINO RESTAURANT

2801 WALNUT ST., DENVER, CO 80205

TURNKEY RESTAURANT | 2,878 SQUARE FEET

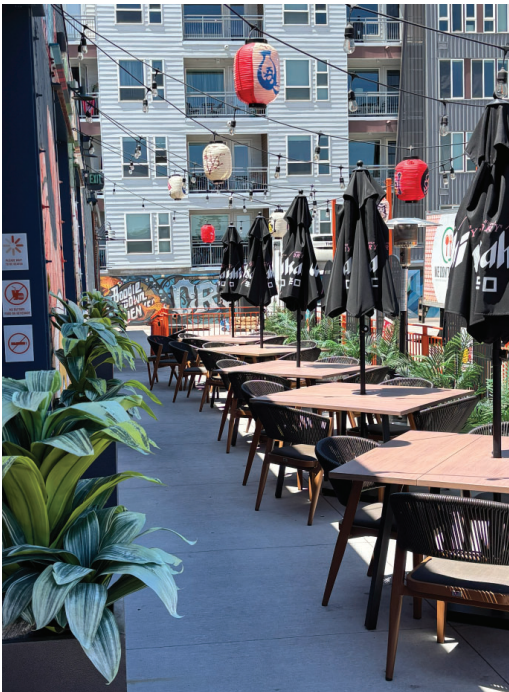


PROPERTY HIGHLIGHTS

- Turnkey RiNo Restaurant with FF&E & Transferable Liquor License
- Seating for 90+ Inside Plus 48 Seat Patio with Roll Up Garage Door.
- Existing Second Gen Infrastructure Including Dual Hood systems, Walk-in Cooler/Freezer, Grease Interceptor, & Fully Equipped Bar.
- Basement Storage & Office Space Provides Valuable Operational Space.
- Located in the Center of RiNo's Vibrant Restaurant, Brewery, Nightlife, & Entertainment District.
- Dense Surrounding Residential & Office Population Drives Strong Daytime & Evening Traffic.
- Avoid the Cost, Permitting, & Construction Timeline Associated With a New Restaurant Buildout.

DEMOGRAPHICS (2025)

	1 MILE	3 MILE	5 MILE
2026 Population	49,638	249,816	498,016
2026 Avg. HH Income	\$152,780	\$160,822	\$163,037
Daytime Population	38,011	224,942	370,319



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