



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

2800
Walnut
Denver, CO

Nothing Without
Courage



Building 1

10,356 RSF

Property Highlights

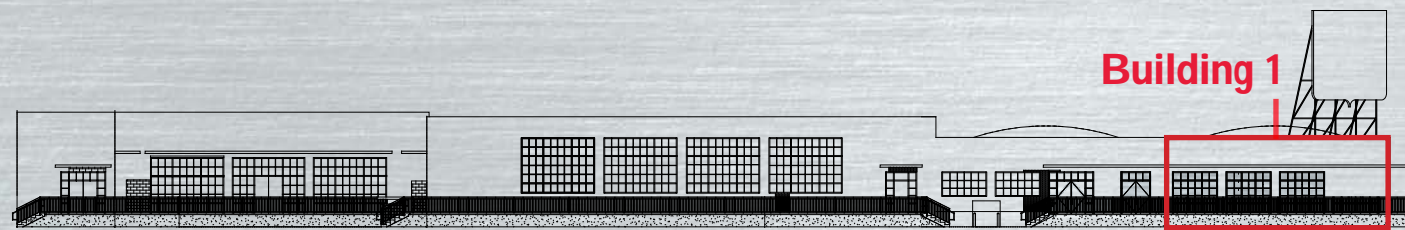
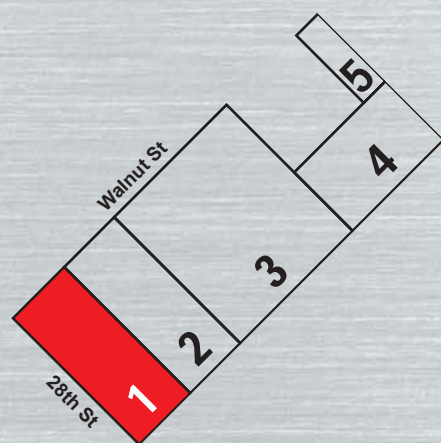
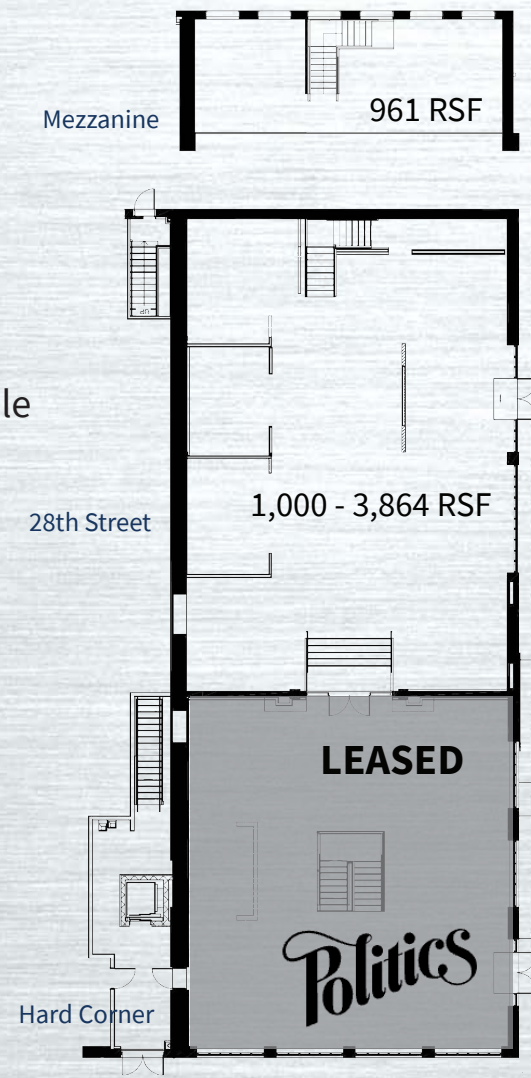
Full building or demising options available

Availability

28th & Mezzanine: 4,825 RSF

Uses

- Retail
- Food & Beverage
- Service
- Speakeasy



Building 3

18,169 RSF

Property Highlights

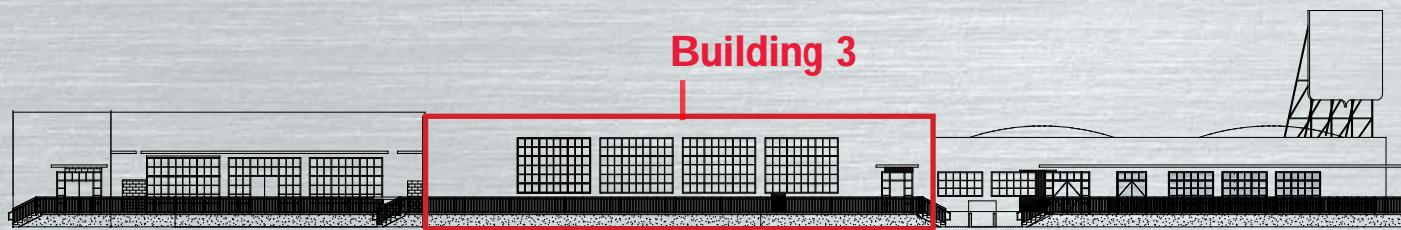
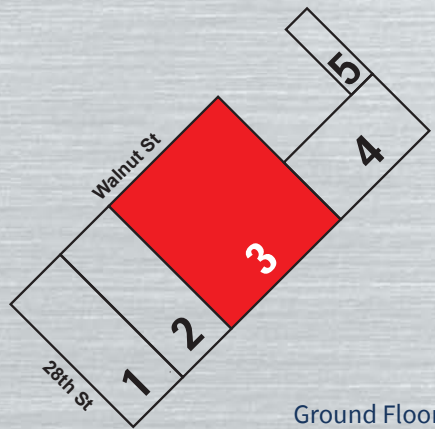
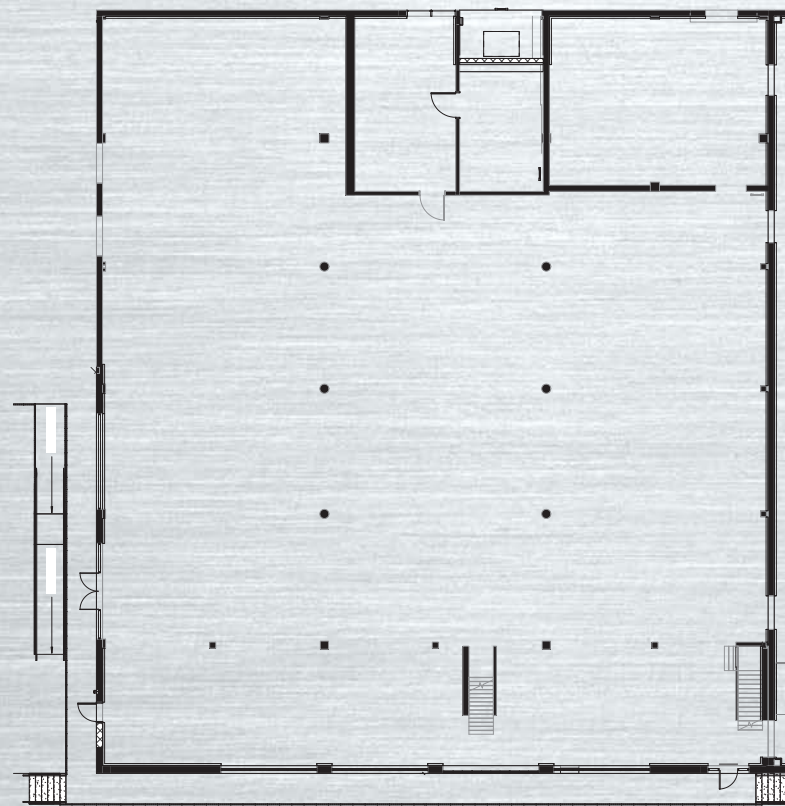
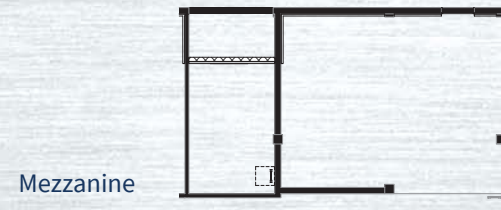
Can be combined with 4 & 5
for up to 26,239 RSF

Availability

Ground Floor: 15,086 RSF
Mezzanine: 3,083 RSF

Uses

Office
Retail
Eatertainment



Building 4/5

8,070 RSF

Property Highlights

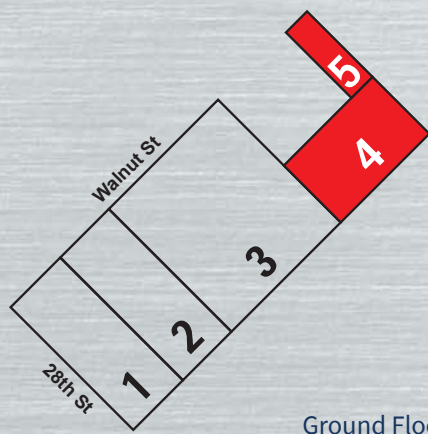
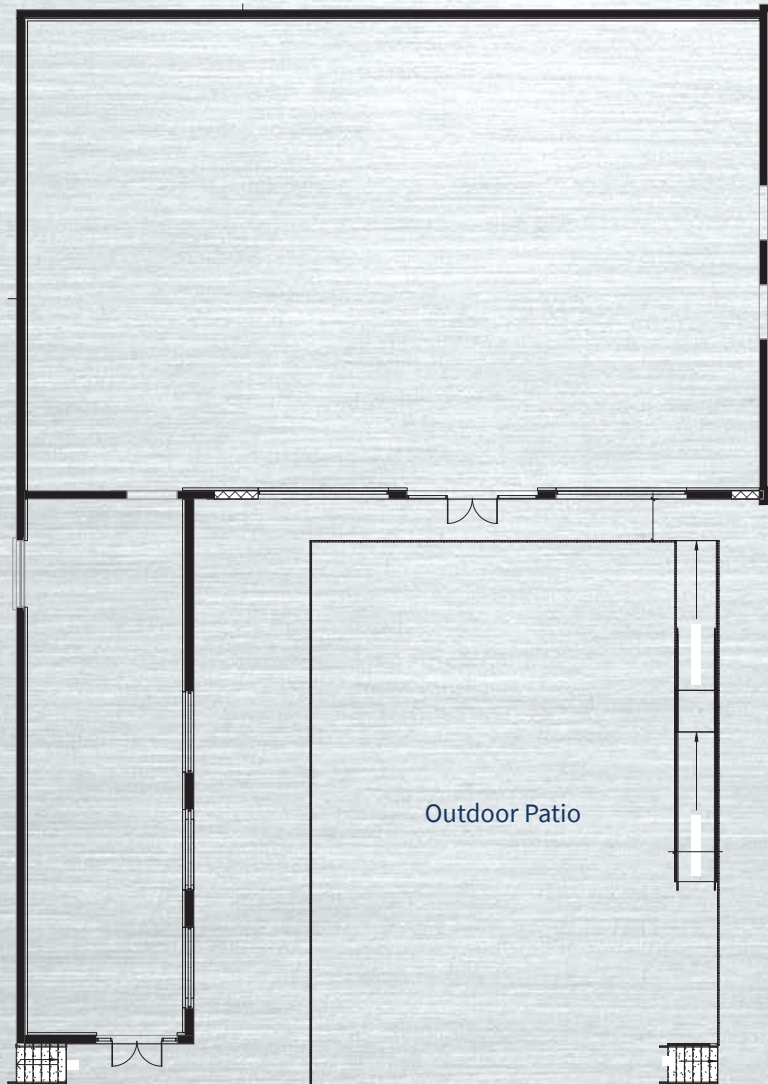
Large outdoor patio
Can be combined with 3
for up to 26,239 RSF

Availability

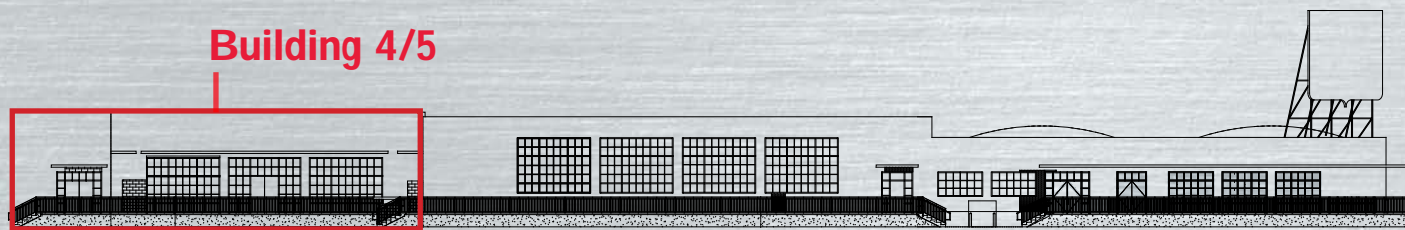
Ground Floor: 7,126 RSF
Mezzanine: 944 RSF

Uses

Office
Retail
Eatertainment



Building 4/5



Rockies Parking Lot
2,000+ Spaces

YARDBIRD
RIVIAN
Puttshack

BIEFSTADT

MEEK
modern + vintage

Blake St

WEST MAIN

HALFDAYS
SPITZ
VISIONS WEST CENTER PROGRAM

PLANTA
BURTON

The Hartley
16 Units

MEHA
CORSIKA
NEW LIFE

Modera River North
182 Units

SMOXY
CIGARS
BLUE SPARROW
COFFEE

Under Construction
65K SF Office

Walnut St

STOWAWAY

Green Spaces

patagonia

PENDELTON
DADDYMAN
DENTAL

FAHERTY
ARCADIA
HADOYAK

2800 Walnut
Denver CO

Future Development

ROARK
CARNE
BUSTLEBAR

DENVER
CENTRAL MARKET

Redeemer
PIZZA
BANSHEE
HOUSE
LARIMER
LOUNGE

THE NOW
COCOX
BECKON

FEDERALES
Finn's
MANOR
GODELL
BREWING
CO.
SHAKE
SHACK

Larimer St

W&B
TOPO
DESIGNS
CART-DRIVER

PORTSIDE
2520
LAR

FUTURE DEVELOPMENT PLANNED

Marine Layer
AMERICAN
BONDED

GROUND FLOOR
SALON
BEE
CREMA
BEACON
PIT FRIEND
BARBECUE

barcelona
RATIO
BEERWORKS
THE BLOCK
DISTILLING CO.

RYE
SOCIETY

26th St

27th St

28th St

29th St

30th St

31st St

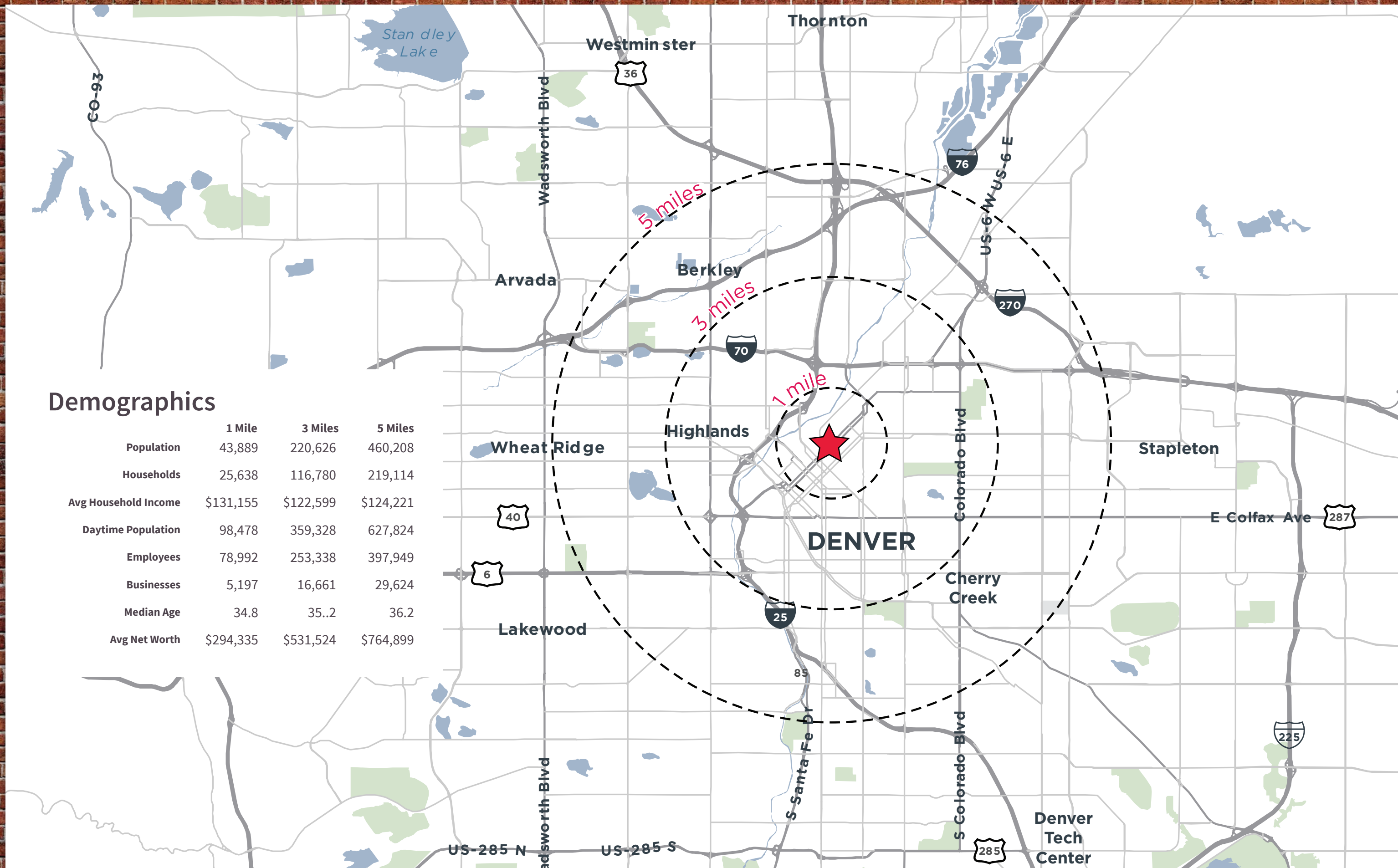
Lawrence St

uchi

AVA RiNO
246 Units

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



Logos for various businesses:

- uchi
- Death & Co
- CART-DRIVER
- movement boulder
- The DCM
- IL POSTO
- FISH IN BEER
- DIO MIO
- FEDERALE
- ODELL BREWING CO.
- BARCELONA WINE BAR
- SHAKE SHACK
- THE INFINITE MONKEY THEOREM Urban Winery

Logos for Puttshack and YARBIRD.

2800 Walnut Denver, CO

City Bark logo

MAA River North Mid-America
2017 - 359 Units

Denargo Market
BlackRock + Golub
Proposed

25

2950 Arkins
Holland
U/C - 374 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

Camden RiNo
Camden Property Trust
2020 - 233 Units

Block 32
Mountain View Capital
2013 - 205 Units

DriveTrain RiNo
Carmel Partners
2021 - 400 Units

34th & Brighton
McWhinney
Proposed

HOP ALLEY
barneix

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

Logos for a pedestrian bridge and a commuter rail station.

Vib Denver
TWC Management
2022 - 140 Key Hotel

Rhinocerosopolis

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

NUMBER THIRTY EIGHT

T3 RiNo
Hines
U/C - 235,000 sf

Ride at RiNo
Castle Lanterra
2019 - 84 Units

CAMP BOW WOW

IRONTON DEVELOPERS & CRAFTSMEN

Catbird
Sage Hospitality
2021 - 165 Rooms

HUB North
Beacon Capital Partners
2020 - 115,000 sf

Walnut Flats
Urban Land Conservancy
2020 - 66 Units

FoundryLine
McWhinney
U/C - 348 Units

RiNO BEER GARDEN

Industry RiNo Station
Clarion Partners
2017 - 180,000 SF

World Trade
Golub
Proposed

NATURAL GROCERS

BLUE MOON

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

Brokerage Disclosure

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2024 Jones Lang LaSalle IP, Inc. All rights reserved.