

FOR LEASE

FLORA RINO

3500 CHESTNUT PLACE, DENVER, CO 80223

RETAIL & RESTAURANT READY | 989 - 3,588 SQUARE FEET

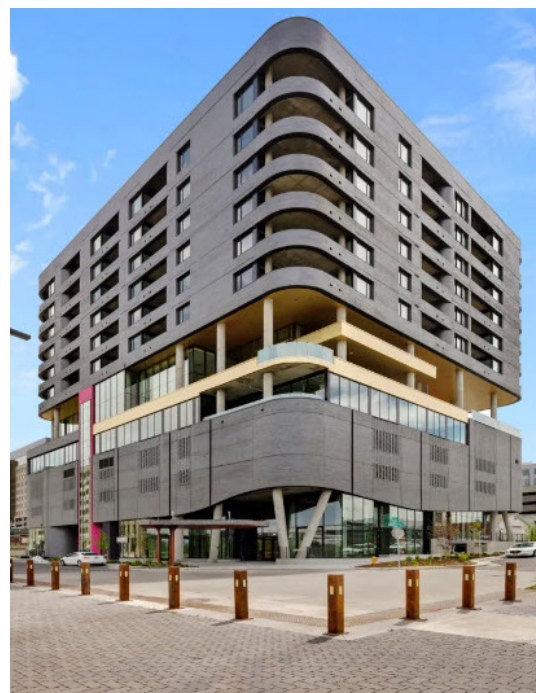


PROPERTY HIGHLIGHTS

- Prime RiNo Art District Location
- Ideally Situated Across from RiNo Art Park & Along the RiNo Promenade With Easy Transit Access
- Options for Several Retail & Restaurant Ready Spaces
- Competitive Tenant Improvement Packages
- Opportunity for 5th Floor Restaurant/Retail With Terrace & View
- 92 Residential Units With More Than 3,000 More Nearby

TRAFFIC COUNTS: 39,000 VPD - 38th Street

DEMOGRAPHICS (2024)	1 MILE	3 MILE	5 MILE
2026 Est. Population	31,245	213,547	473,865
2026 Est. Avg. HH Income	\$154,223	\$165,266	\$169,691

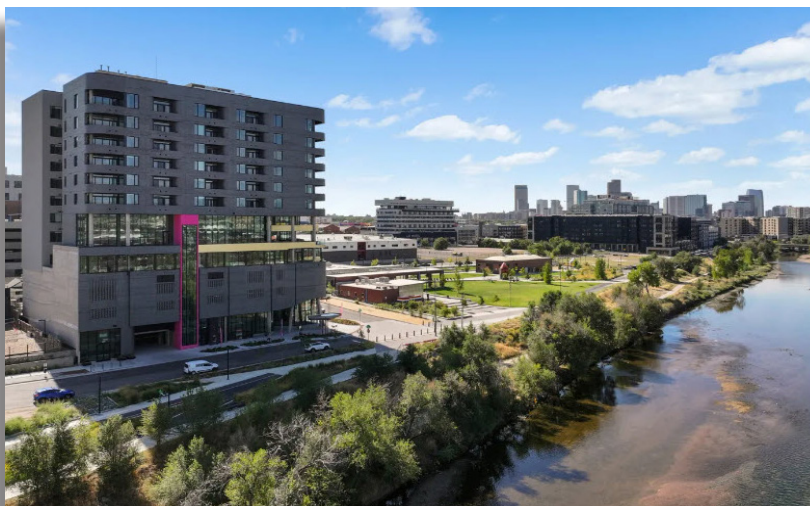


Axio Commercial
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AXIO Commercial Real Estate represents that it has not made a physical inspection of the Property and has no actual knowledge of any defects in the Property except as identified in writing to the Buyer. The Buyer has been advised by Broker to make an investigation of the Property at its own expense, which investigation should include without limitation the availability of access, utility services, zoning, environmental risks, soil conditions, structural integrity and mechanical systems.

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