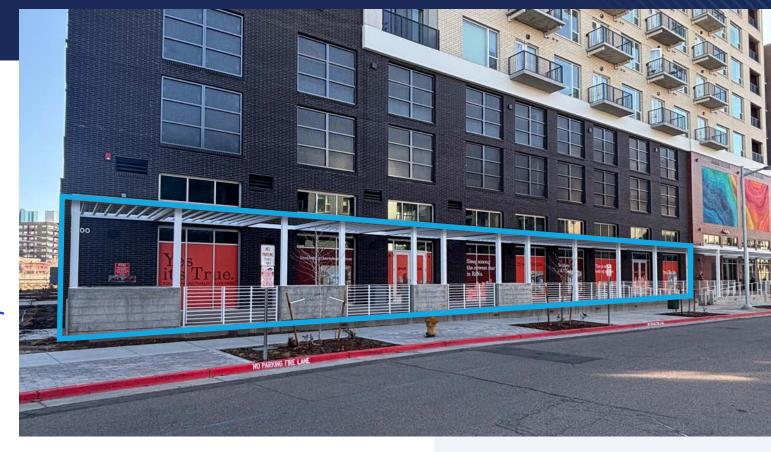
RiNo - The Northern

2600 WEWATTA WAY | DENVER, CO 80216





PROPERTY HIGHLIGHTS

- Prime location in a fast-growing area with over 2,000 nearby residential units and limited retail options
- Minutes from LoHi, Coors Field, and downtown Denver
- Just south of the 13-acre Denargo Market redevelopment bringing new housing, retail, office, and community amenities

PROPERTY DETAILS

SPACE	4,000 SF (Demisable) 900 SF Patio
LEASE RATE	Contact broker
PARKING	20 covered retail spaces
RESIDENTIAL	337 apartments above

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DEMOGRAPHICS 2025	½ MILE	1 MILE	3 MILE
TOTAL POPULATION	42,900	219,119	454,601
AVG HH INCOME	\$144,033	\$143,714	\$142,817
BUSINESSES	4,277	16,263	29,642
DAYTIME POPULATION (EMPLOYEES)	54,338	227,795	379,859

All information contained herein is from sources deemed reliable, but no warranty or representation is made as to its accuracy. Interested parties should independently verify all information, including but not limited to property details, zoning, availability, and statements of income and expenses, and should consult with their own advisors.

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