

# RiNo - The Northern

2600 WEWATTA WAY | DENVER, CO 80216

**BLUE  
WEST**  
CAPITAL

RESTAURANT/RETAIL FOR LEASE



## 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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