

**UNIT 100:** Turnkey Restaurant | 5,814 RSF

**UNIT 130A:** Turnkey Café/Cocktail Bar | 1,074 RSF

**UNIT 140:** 1st Generation, Grey Shell, Retail Space | 1,850 RSF

# TURN KEY RESTAURANT & RETAIL SPACE AVAILABLE NOW



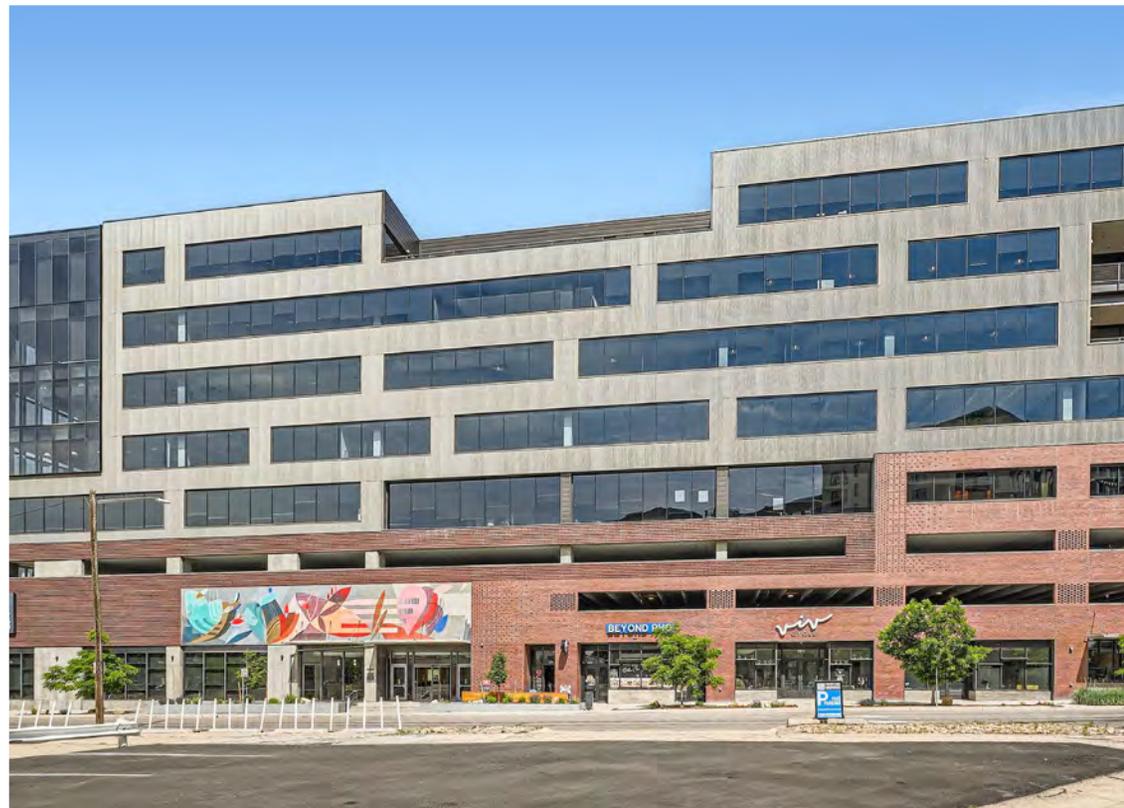
3601 Walnut Street  
Denver, Colorado



# THE HUB

The Hub is a mixed-use creative office building located in the heart of Denver's vibrant RiNo Art District. Surrounded by one of the city's strongest concentrations of restaurants, breweries, and entertainment venues, this highly walkable location benefits from built-in daytime office traffic and steady evening and weekend activity—creating an ideal environment for a standout restaurant.

- Located in the heart of Denver's RiNo Art District
- Surrounded by 75+ restaurants & bars and 20+ breweries, wineries & distilleries
- Strong daytime population from on-site creative office tenants
- Consistent evening and weekend traffic driven by neighborhood dining & nightlife
- Highly walkable location (Walk Score: 90 | Bike Score: 98)
- Prominent street-level retail frontage along Blake Street
- On-site parking and EV charging available
- Secure bike storage
- Vibrant streetscape with commissioned local artwork and nearby murals



# AVAILABLE SPACE

AVAILABLE SPACE



## SUITE 100

- 5,814 RSF + Large Patio
- Turn Key Restaurant buildout
- Includes all FF&E  
*Tables, Chairs Kitchen Equipment*

## SUITE 130A

- 1,074 RSF
- Direct connection to building's lobby
- Former cafe/cocktail bar buildout
- Includes restaurant infrastructure needed for cafe

## SUITE 140

- 1,850 RSF
- Grey Shell Space

36TH STREET

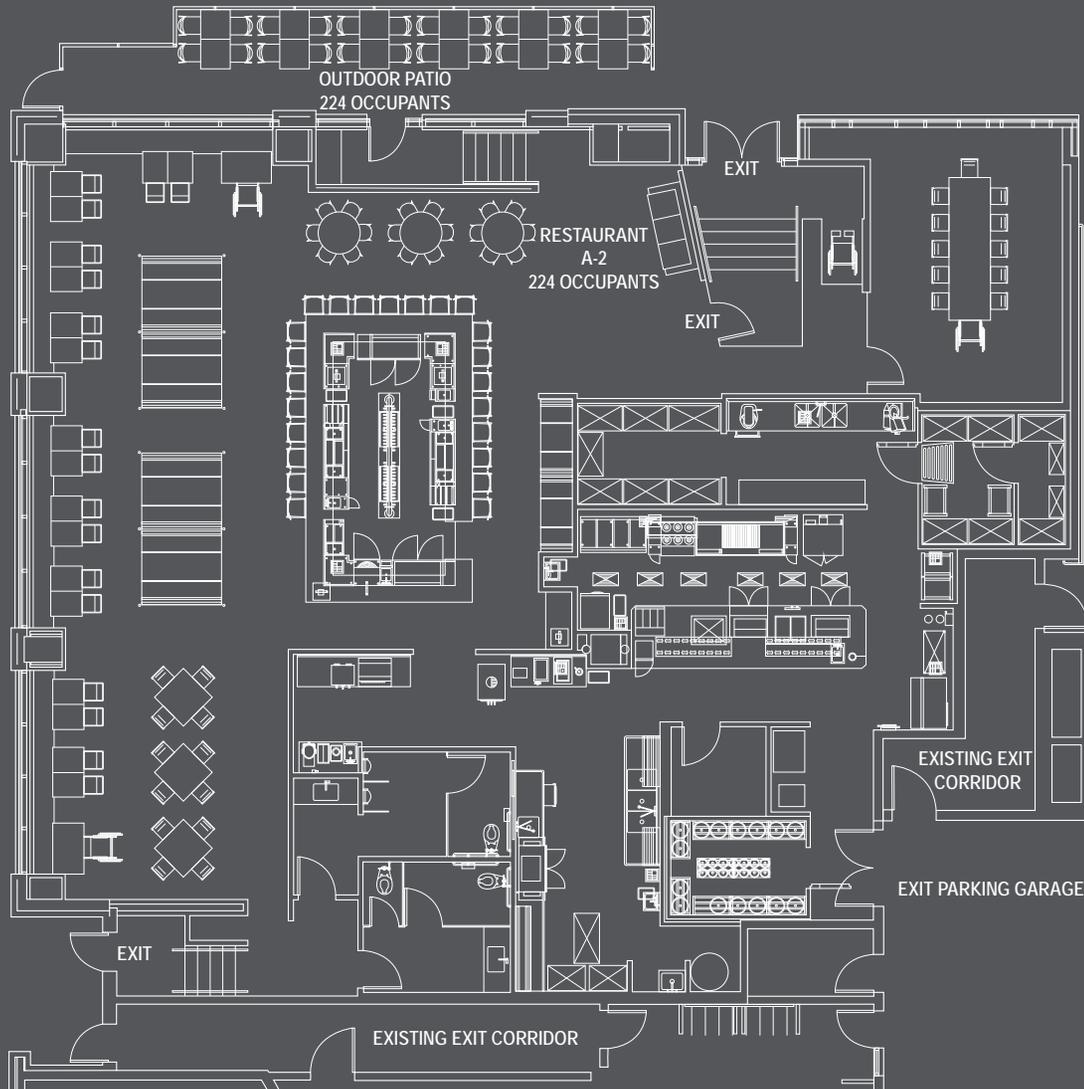


BLAKE STREET

WALNUT STREET

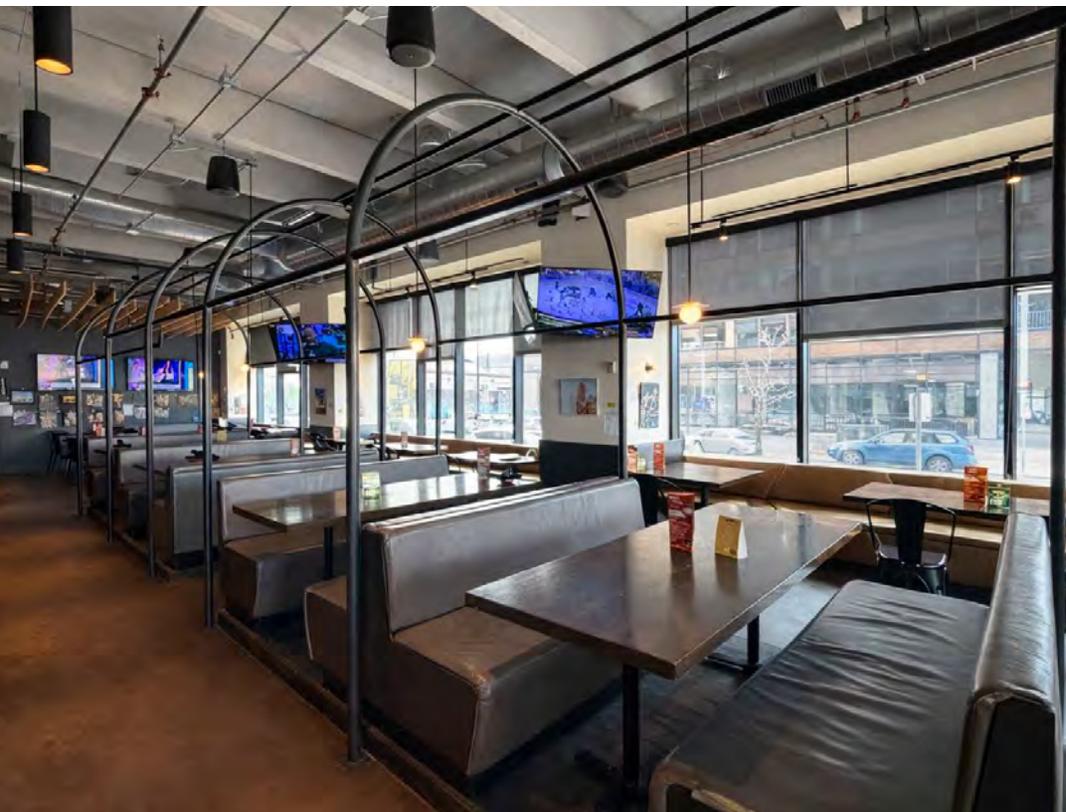
DOWNING STREET

# SUITE 100

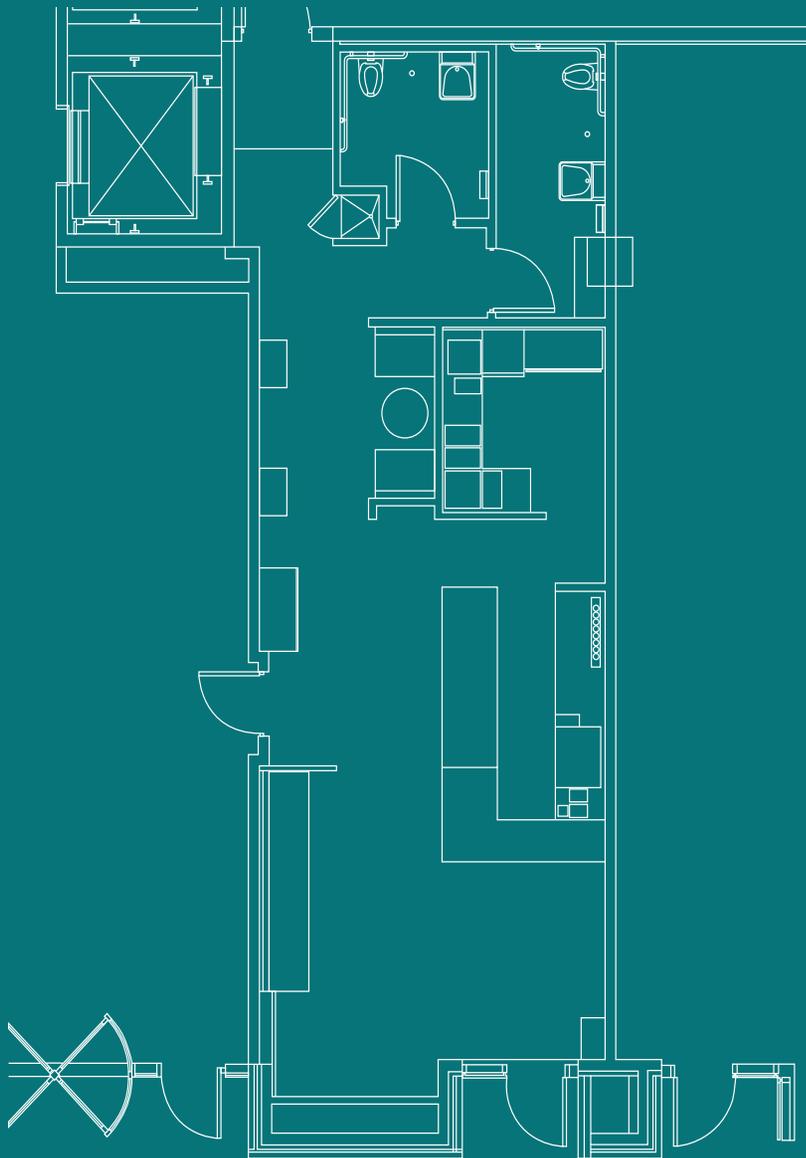


## 5,430 RSF TURN KEY RESTAURANT SPACE

- AVAILABLE IMMEDIATELY ■
- 14.2' CEILING HEIGHT ■
- RESTAURANT INFRASTRUCTURE  
TO IN PLACE (*Grease Trap & Hood*) ■
- ALL PRIOR TENANT'S FF&E  
INCLUDED ■
- LARGE OUTDOOR PATIO ■
- PRIVATE DINING AREA ■
- RESTROOMS ■



# SUITE 130A



**1,074 RSF**  
**FORMER CAFE SPACE**

- AVAILABLE IMMEDIATELY ■
- 14.2' CEILING HEIGHT ■
- DIRECT CONNECTIVITY TO BUILDING LOBBY ■
- PRIOR BUILDOUT INCLUDES A CAFÉ BAR/COUNTERTOP, BOOTHS, MILLWORK, RESTROOMS, HVAC, POLISHED CONCRETE FLOORS ■



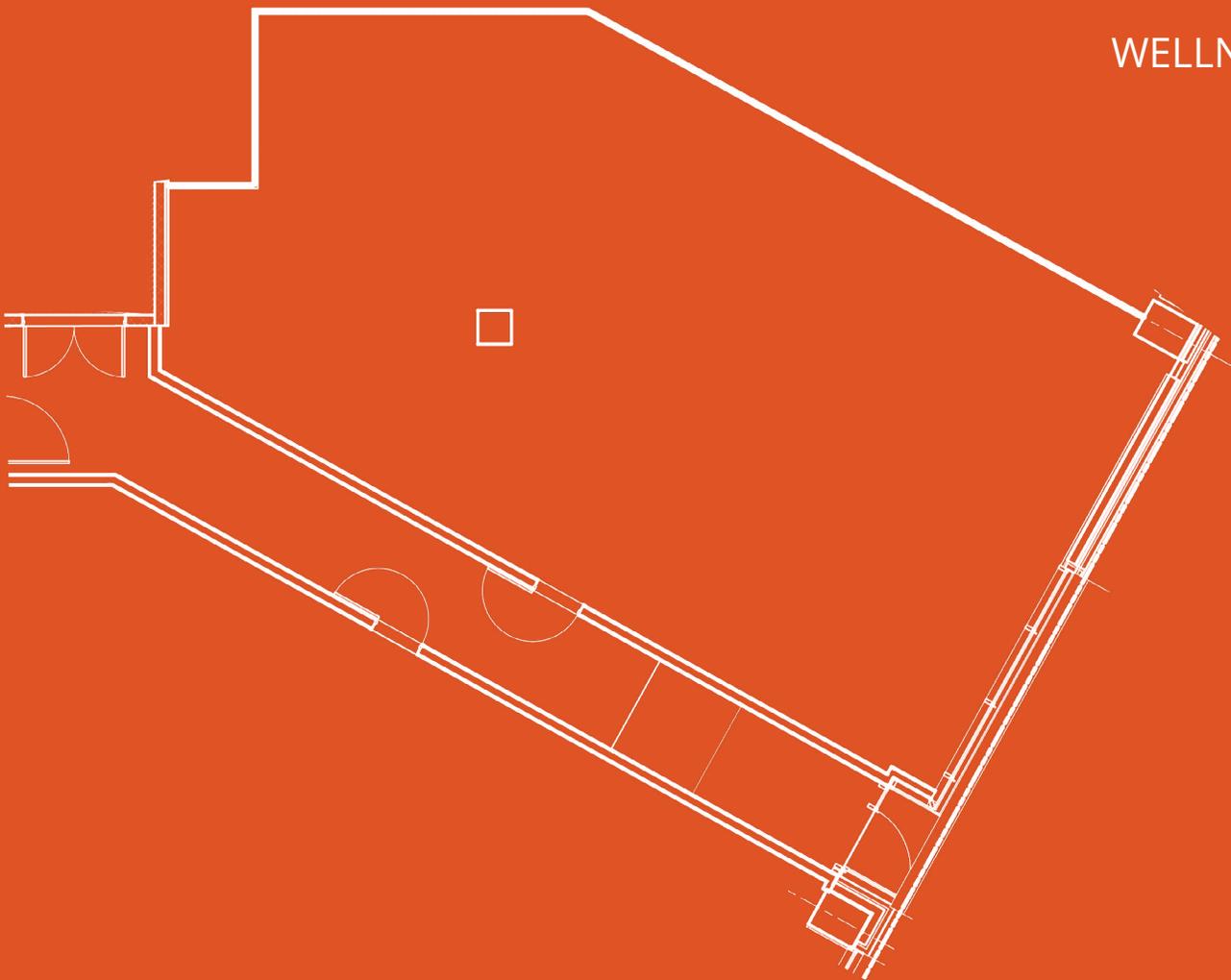
# SUITE 140

**1,850 RSF  
SPACE**

10.3' CEILING HEIGHT ■

FIRST GEN, GREY SHELL SPACE ■

IDEAL FOR SALONS, HEALTH &  
WELLNESS CONCEPTS, NON-VENTED  
FOOD, OR OTHER SERVICE  
ORIENTED BUSINESSES ■







# RINO

## DENVER'S MOST DYNAMIC DISTRICT.

RiNo is Denver's premier restaurant destination, driven by 37.1 million annual visitors, direct rail access to DIA and Downtown, and Walk Scores up to 97. Anchored by Michelin-recognized dining, destination food halls, and a nationally known art and music scene, the neighborhood delivers nonstop energy and consistent foot traffic from morning to late night.

- **All-Day Energy:** 37.1M annual visitors + growing residential and office base drive steady traffic from morning to late night.
- **Unmatched Access:** Direct rail to DIA and Downtown; Walk Scores up to 97.
- **Culinary Credibility:** Home to Michelin-starred Beckon, Bib Gourmand Hop Alley, and multiple destination food halls.
- **Crowds & Culture:** Renewed 10-year BID & GID supports monthly art walks, festivals, and street-level activations year-round.

## DEMOGRAPHICS

### 1 MILE

23,201 Population	28,489 Total Daytime Population	\$143,247 Average Household Income	11,333 Total Households
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### 3 MILES

198,583 Population	326,905 Total Daytime Population	\$141,799 Average Household Income	104,878 Total Households
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### 5 MILES

456,112 Population	628,220 Total Daytime Population	\$148,870 Average Household Income	216,620 Total Households
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Source: Esri | Year: 2025

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# THE HUB

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