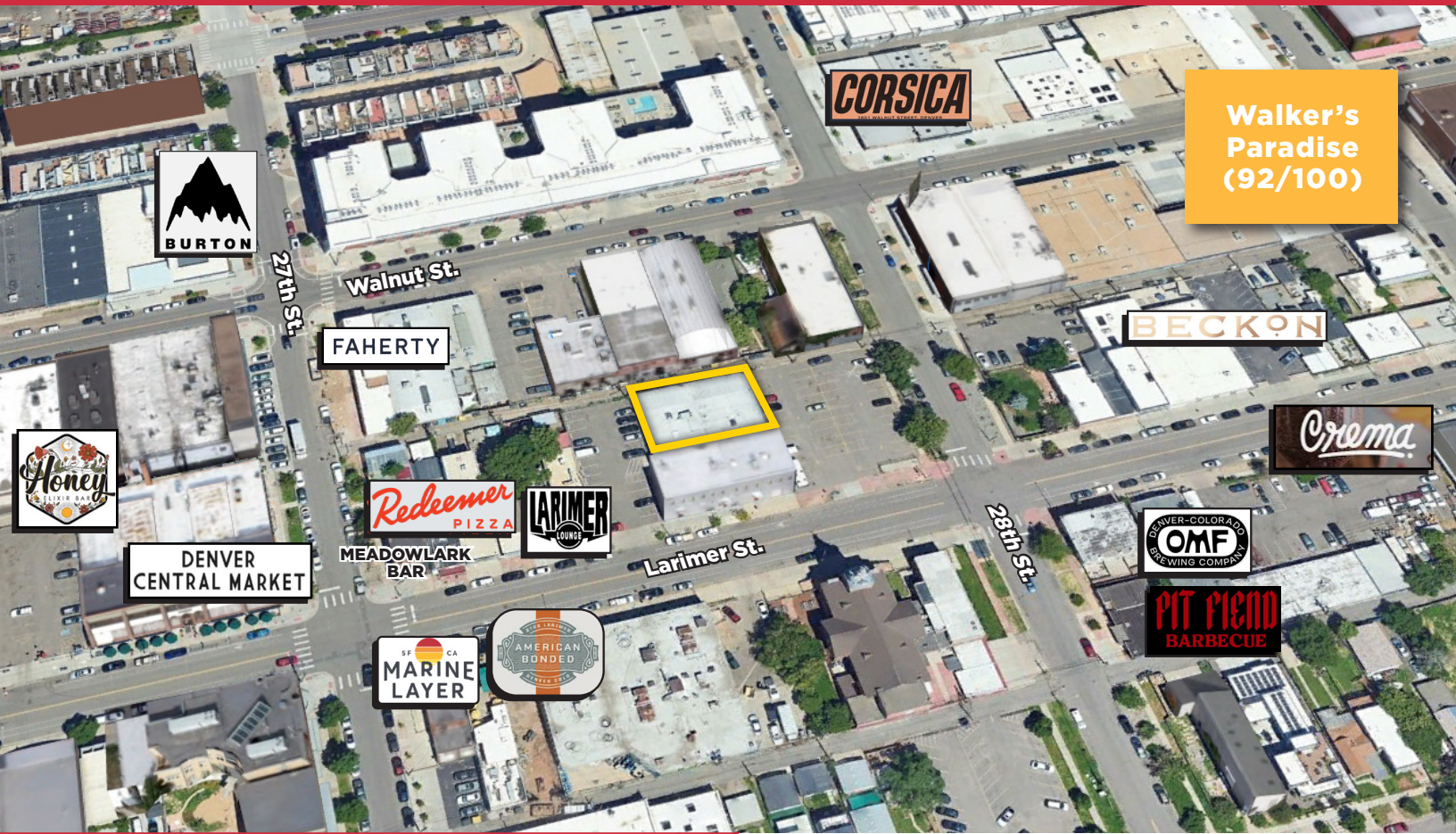


# FOR LEASE

Restaurant / Bar / Entertainment Space - RiNo



## 2737 Larimer St.

Denver, Colorado 80205

- 7,490 SF of prime RiNo real estate available for lease - Feb. 1, 2025
- The space is ready to be built out to its highest and best use as a restaurant, bar, and/or entertainment venue
- The property sits in a fantastic location, situated in the heart of RiNo; it is surrounded by other bars, restaurants, and entertainment venues that serve a plethora of young adults in one of Denver's most vibrant neighborhoods.
- There is a possibility for a portion of the parking lot to be converted into an outdoor patio area

### Availability

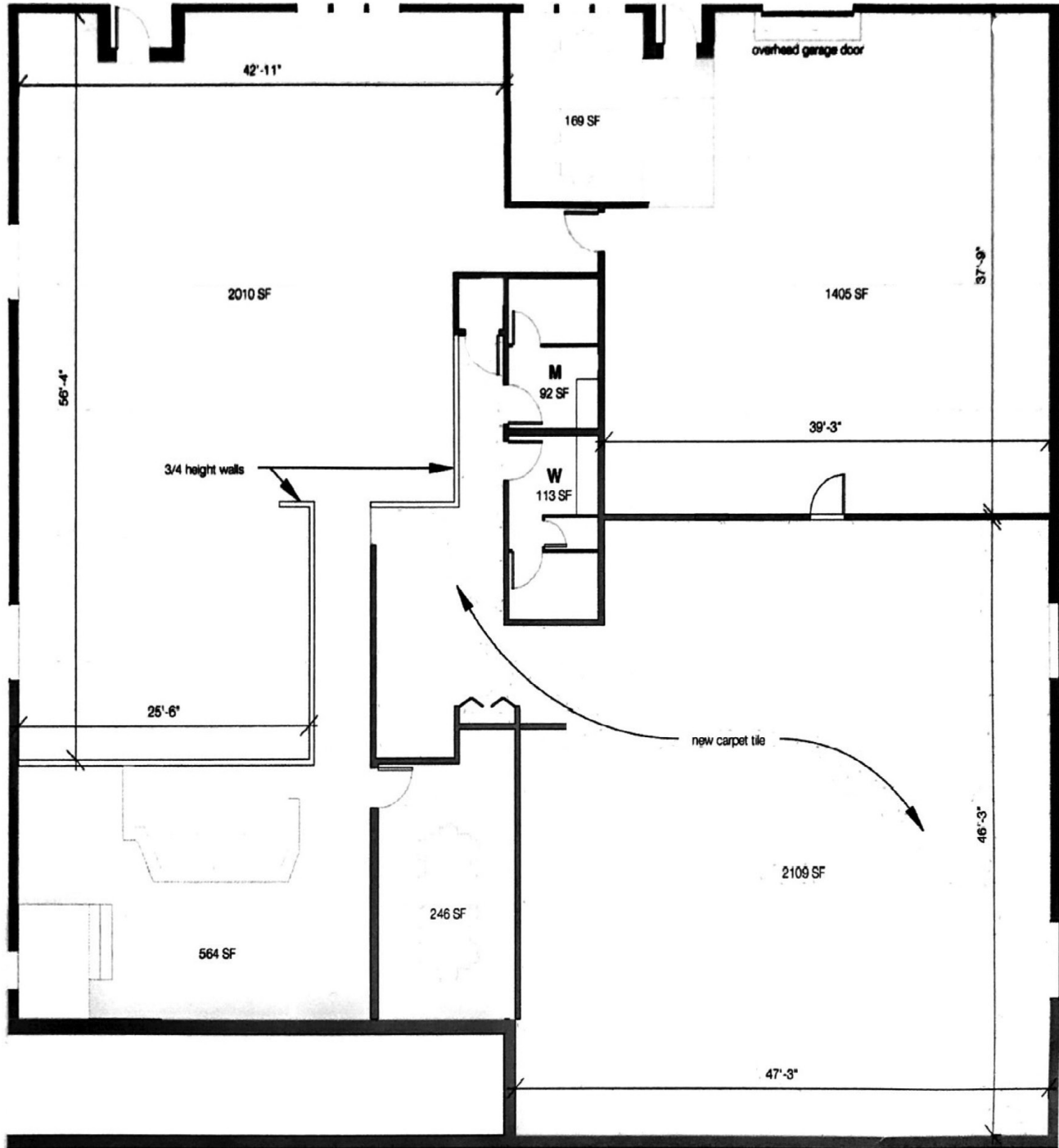
Available SF	7,490 SF
Lease Rate	\$50.00/SF NNN
NNN Expenses	\$9.98/SF (Estimate)
Parking	Monthly Parking Available

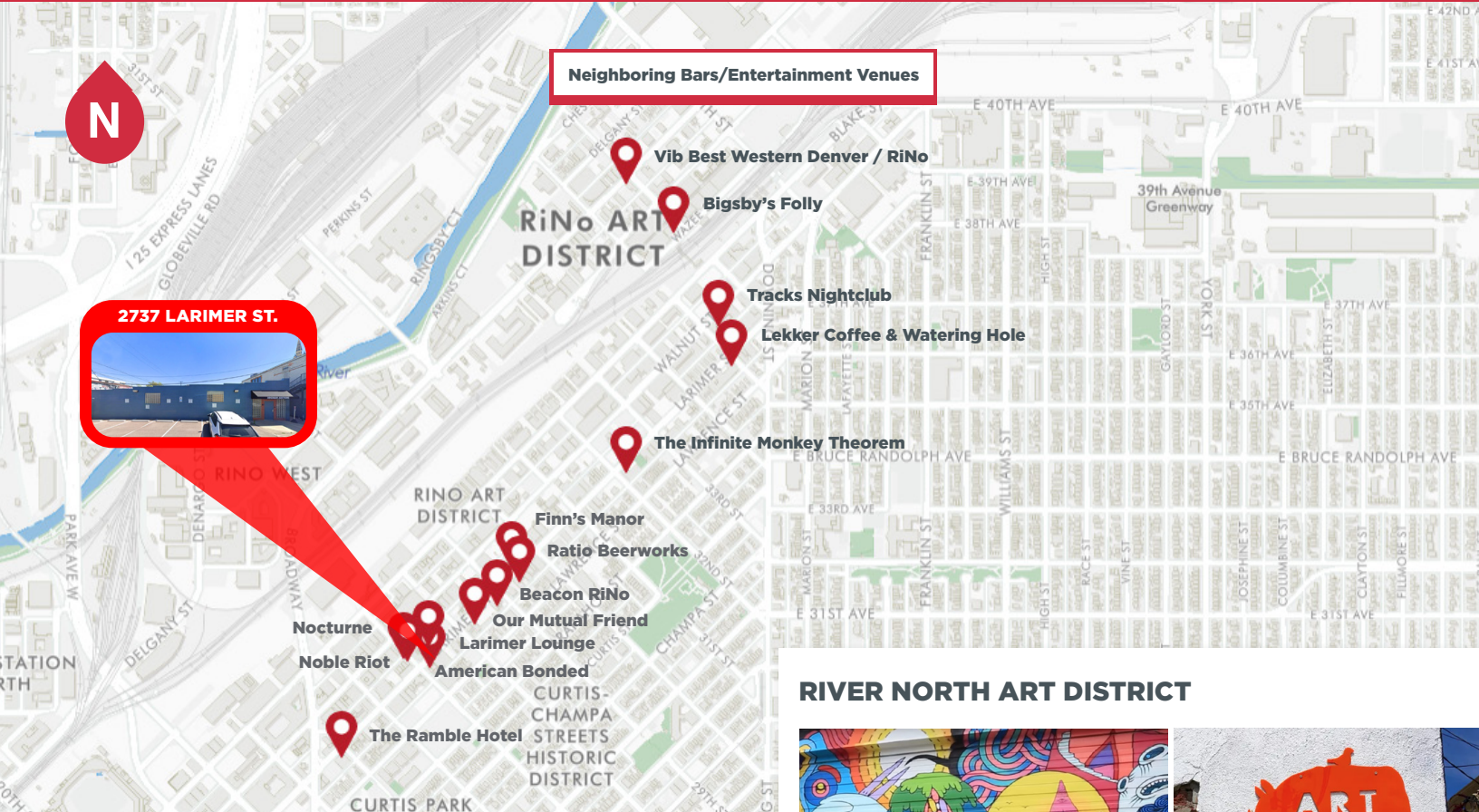


**NAI** Shames Makovsky

**Solomon Stark**  
303 565 3032  
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# Floor Plan





Walker's Paradise (92/100)

## RiNo | RIVER NORTH ART DISTRICT

- Best-in-class food and beverage. Regional and national destinations like Death & Co, Barcelona, Uchi. Award-winning local concepts like Work & Class, Hop Alley, the Greenwich, Safta, Beckon (recently received a Michelin star), and many others.
- Denver's destination for high-quality walkable retail. Local flagship locations from Patagonia and Burton
- Neighborhood positioned for long-term vibrancy. Since 2010, RiNo has supported the construction of 6,188 residential units and 800+ hotel rooms

The River North Art District (commonly shortened to RiNo) is one of Denver's hippest neighborhoods. Set just north of the South Platte River, the one-time warehouse district has seen unprecedented expansion in the last 5 years, as a myriad of new apartment complexes, restaurants and bars have transformed its landscape. While it's become a hot spot for Denver culture, RiNo still holds true to its gritty roots. The de facto epicenter of Denver's street art scene, the neighborhood hosts Denver Walls, a large street art event that brings the walls of RiNo alive, in September. Murals deck nearly every block of this industrial neighborhood.

### RIVER NORTH ART DISTRICT



### Demographics

	1 MI	3 MI	5 MI
<b>HOUSEHOLDS</b>	<b>20,014</b>	<b>114,573</b>	<b>217,955</b>
<b>5 YEAR HH PROJECTION</b>	<b>27,786</b>	<b>126,896</b>	<b>238,657</b>
<b>AVG. HH INCOME</b>	<b>\$104,743</b>	<b>\$106,295</b>	<b>\$106,890</b>
<b>MEDIAN AGE</b>	<b>36.1</b>	<b>36.3</b>	<b>36.6</b>
<b>AREA DAYTIME EMPLOYEES</b>	<b>33,728</b>	<b>232,796</b>	<b>367,190</b>