

RiNo - AMLI Art District

2550 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

LANDLORD

AMLI

PROPERTY DETAILS

SPACE	1,476 SF
LEASE RATE	Contact Broker
PARKING	33 covered retail spaces
RESIDENTIAL	337 luxury 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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