

3575 Chestnut Pl
Denver, CO 80216

Exclusive Offering Memorandum

RiNo Retail Space



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Acquisition Summary

LEASE RATE REDUCED, Now only **\$29/sf/yr NNN** + expenses....
or **\$3,972.34/mo** "all-in"! Unbeatable price for RiNo new construction!

Boutique ground floor retail space in prime location – RiNo – on the river!
Prime for a coffee & pastry shop, this versatile space would also accommodate a sandwich shop, art gallery, coworking space, professional office, or numerous other business models.

Situated on the ground floor of the 49 unit Burrell Condos, this designer ready space is lined with windows and sun drenched in light, providing maximum exposure to the booming RiNo neighborhood to the east and the walking & biking trails along the South Platte River to the west. The space is within view of hundreds of residential units, thousands of square feet of office space, and the foot traffic frequenting Blue Moon Brewery, Number 38 next door, and Dewey Beer Hall & Great Divide Brewing Company. It is 2 blocks from Cambria Hotel and The Source Hotel and restaurants.

Across the street is the site for the upcoming Hurley Place, a mixed use development comprised of 194 residential units, 18,000 Sf of Office, 26,000 Sf of retail, and expansive tree lined outdoor gathering and entertainment area, likely doubling your customer base within one block upon completion. As RiNo grows, your business grows.

Priced extremely competitive at \$38/sf base, it may be the lowest priced entry in to this section of RiNo for new construction- stake your claim in RiNo before development causes it to escalate!



Property Address: 3575 Chestnut Pl #113, Denver, CO

Space Sqft: 873

Lease Type: NNN

Base Rent: \$29/sf

NNNs: \$25.60/sf

Total: \$3,972.34/mo



Traffic Stats

	1 Mile	3 Miles
<i>Population:</i>	17,866	183,221
<i>Households:</i>	8,205	96,553
<i>Median Age:</i>	33.6	35.2
<i>Median HH Income:</i>	\$90,062	\$84,382
<i>Daytime Employees:</i>	14,051	219,373
 <i>Population growth '24-'29:</i>	 ▲ 4.09%	 ▲ 1.95%
 <i>Household growth '24-'29:</i>	 ▲ 4.34%	 ▲ 2.02%

Nearest intersections: 38th Street & Chestnut Pl SE

Vehicles Per Day: 23,440

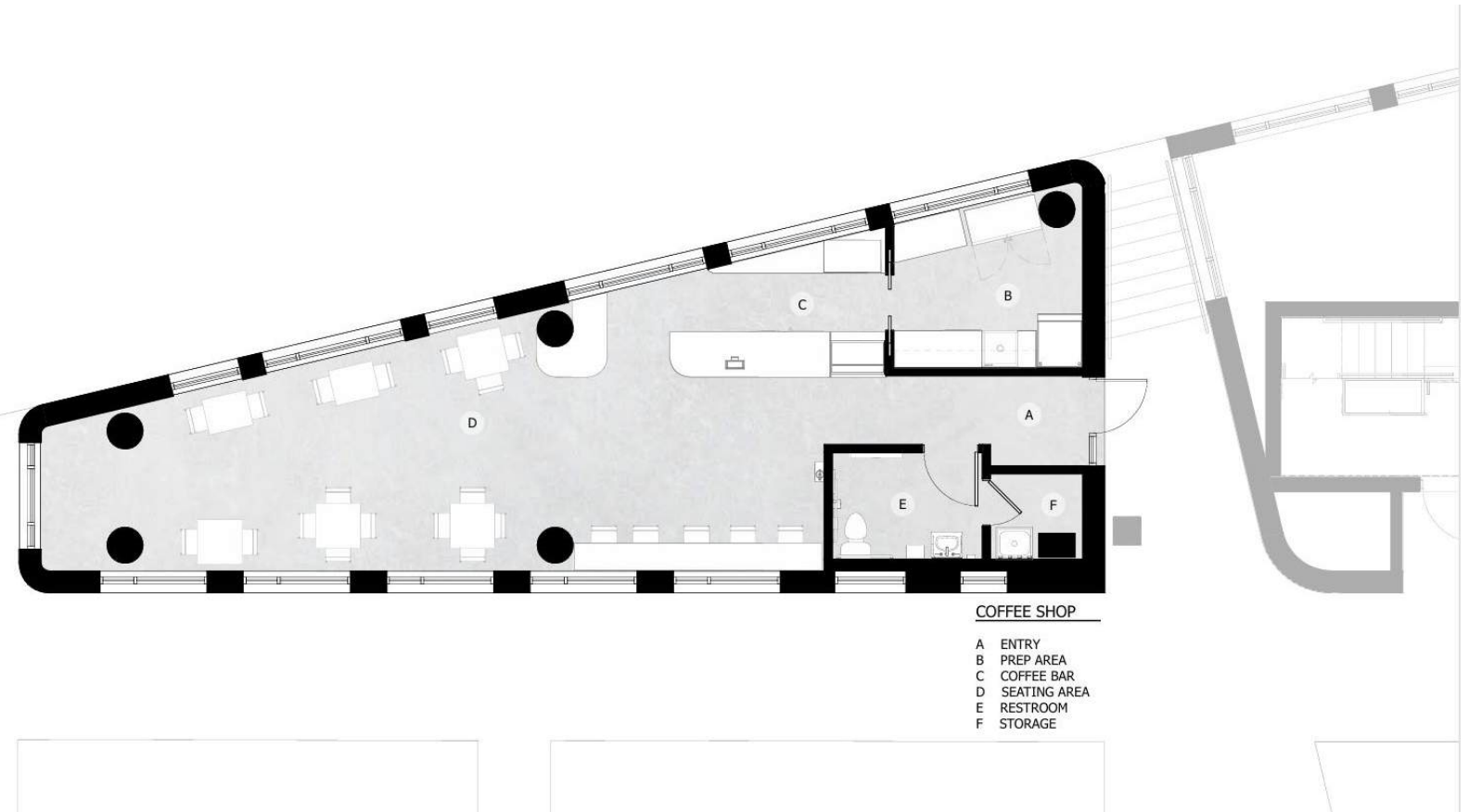


Additional Pictures



Floor Plan

Prototype - Coffee Shop Example Layout



Maps

