

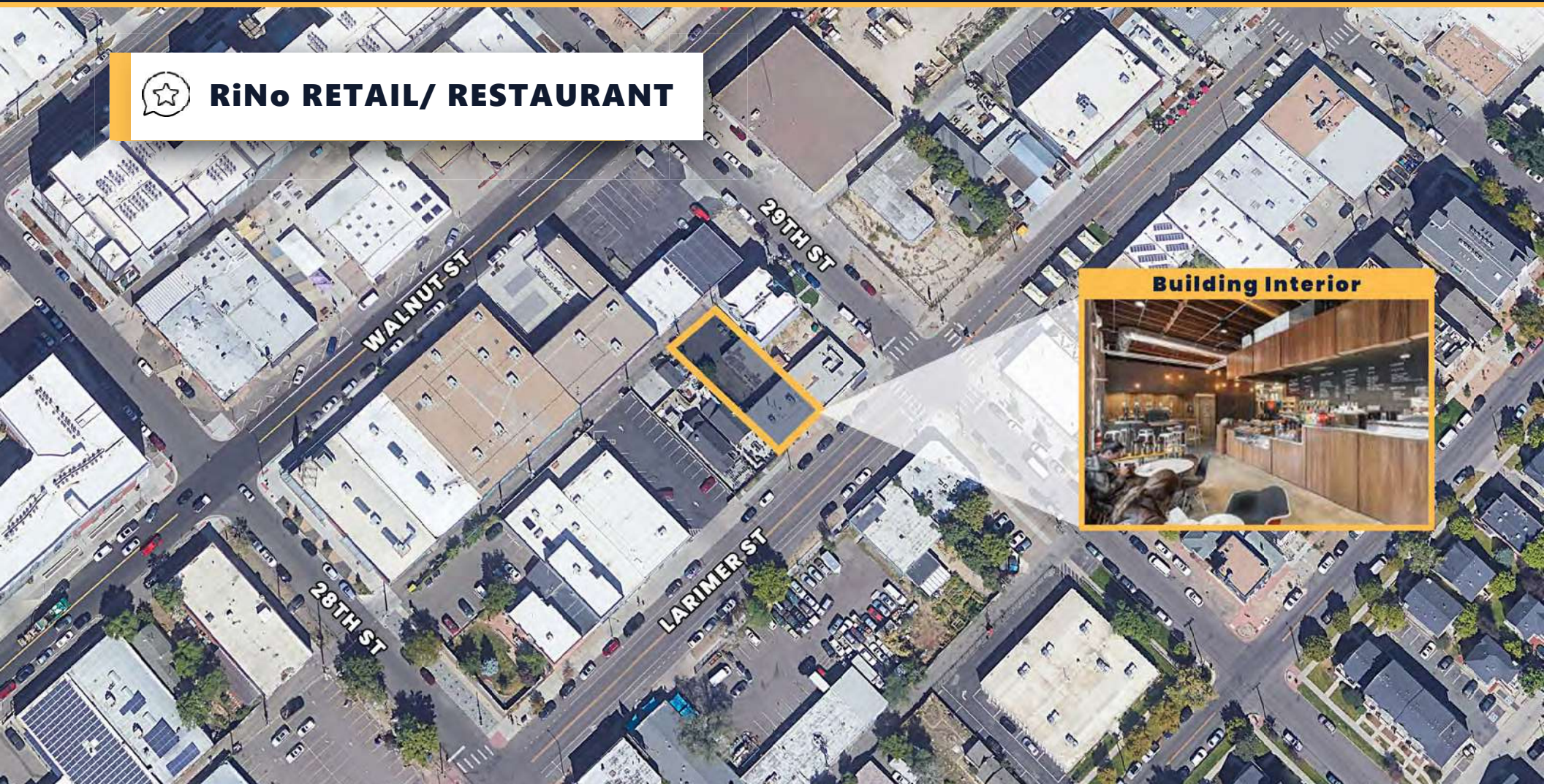
2851

LARIMER ST
DENVER, CO 80205

**RiNo RETAIL/
RESTAURANT**



RiNo RETAIL/ RESTAURANT



Building Interior



EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF: 2,066 SF

Lease Rate:

Taxes (2022): \$30,375/yr

Parking: Ample

Zoning: I-MX-3

Renovated: 2016

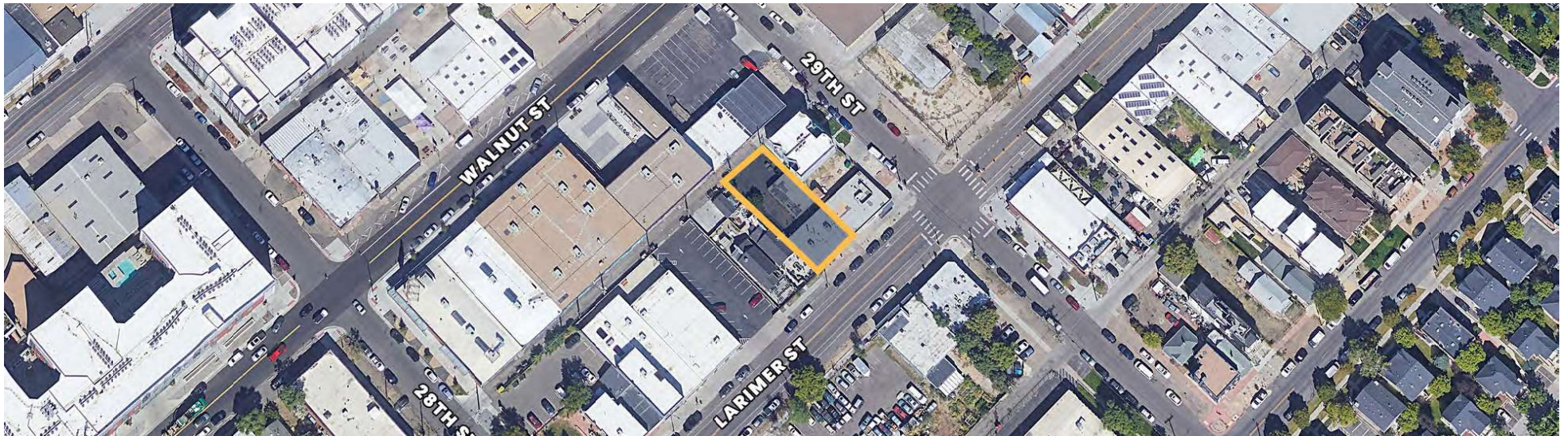
PROPERTY OVERVIEW

This retail/restaurant has been newly renovated in a highly desirable RINO location, walking distance to Coors Field and the 38th & Blake Street Light Rail Station. On street parking and on site parking is available. Perfect for all types of retail or restaurants wanting to be in the heart of RINO.

PROPERTY HIGHLIGHTS

- Highly desirable RINO location
- Built out as a coffee retail, change of use buildout to bar in process
- Free dedicated parking to the rear of the building
- Additional expansion space available, contact broker for details
- Room for large patio space
- New roof 2021
- One (1) drive-in door

ADDITIONAL PHOTOS



RETAIL MAP

