

PARADIGM RIVER NORTH

3400 WALNUT STREET, DENVER



**CONTACT BROKER
FOR LEASE RATES -
EXPENSES ESTIMATED
AT \$17.00/SF NNN**

- PREMIER RETAIL / RESTAURANT SPACE AVAILABLE AT GROUND LEVEL
- ±9,500 SF AVAILABLE IMMEDIATELY - MULTIPLE SUITE OPTIONS (SEE INSET)
- AVAILABLE SUITES RANGING FROM ±1,071 - ±5,212 R.S.F. (MAX CONTIGUOUS)
- EXCEPTIONAL WALNUT STREET EXPOSURE IN RiNO - RIVER NORTH ART DISTRICT
- EXPANSIVE 16' CEILING HEIGHTS OFFER ENHANCED VISIBILITY & PRESENCE
- VIBRANT LOCATION SURROUNDED BY DENSE RESIDENTIAL & COMMERCIAL ACTIVITY

RiNo by the numbers:

102,000+
Population

34
Median Age

3.3%
Annual Growth

\$115,000
Average Income

\$660,000
Median Home Value

55%+
Bachelor's Degree+

16,000+
Residential Units
(Completed, U/C, Planned)

855+
Hotel Rooms
(Completed, Planned)

75+
Restaurants, Bars &
Quick-Service

60+
Retailers, Breweries &
Distilleries

35+
Music Venues & Art
Galleries

25+
Fitness Studios
& Gyms

*Demographics are within a 2 mile radius.

www.jp-co.com
www.rockefellergroup.com
www.trevey.com

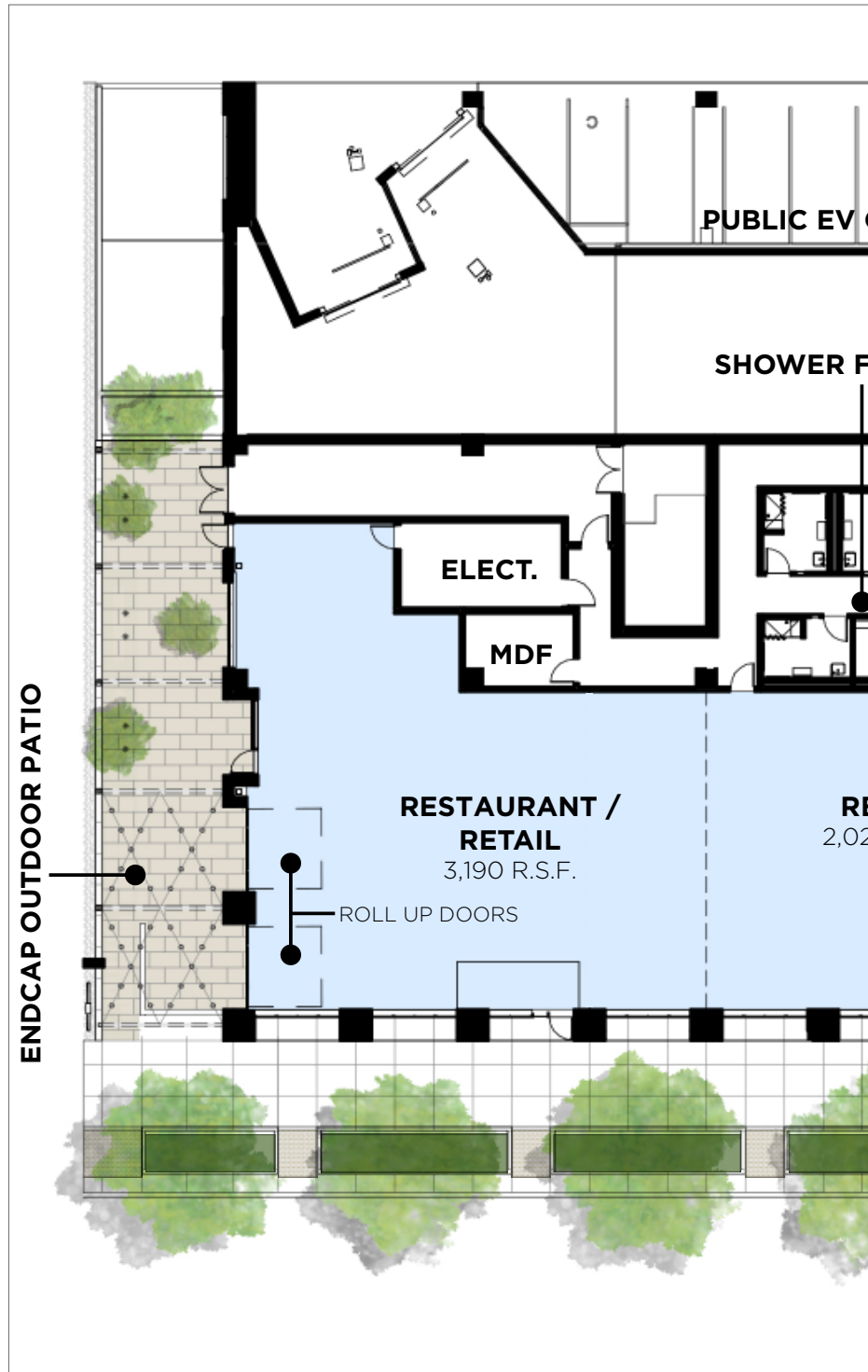
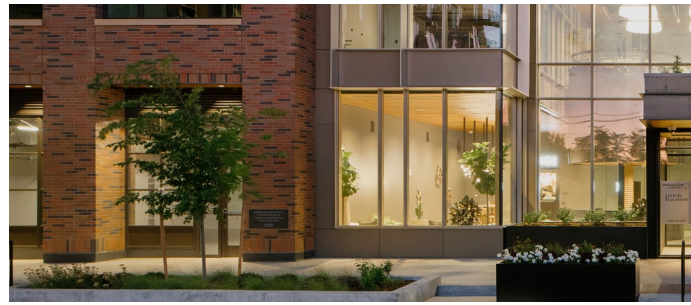


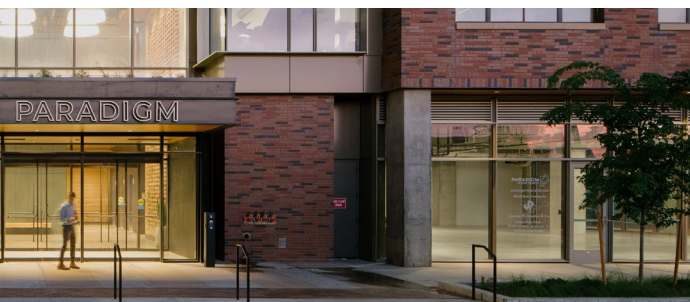
Jordon Perlmutter & Co.

ROCKEFELLER
GROUP

TREVEY
COMMERCIAL

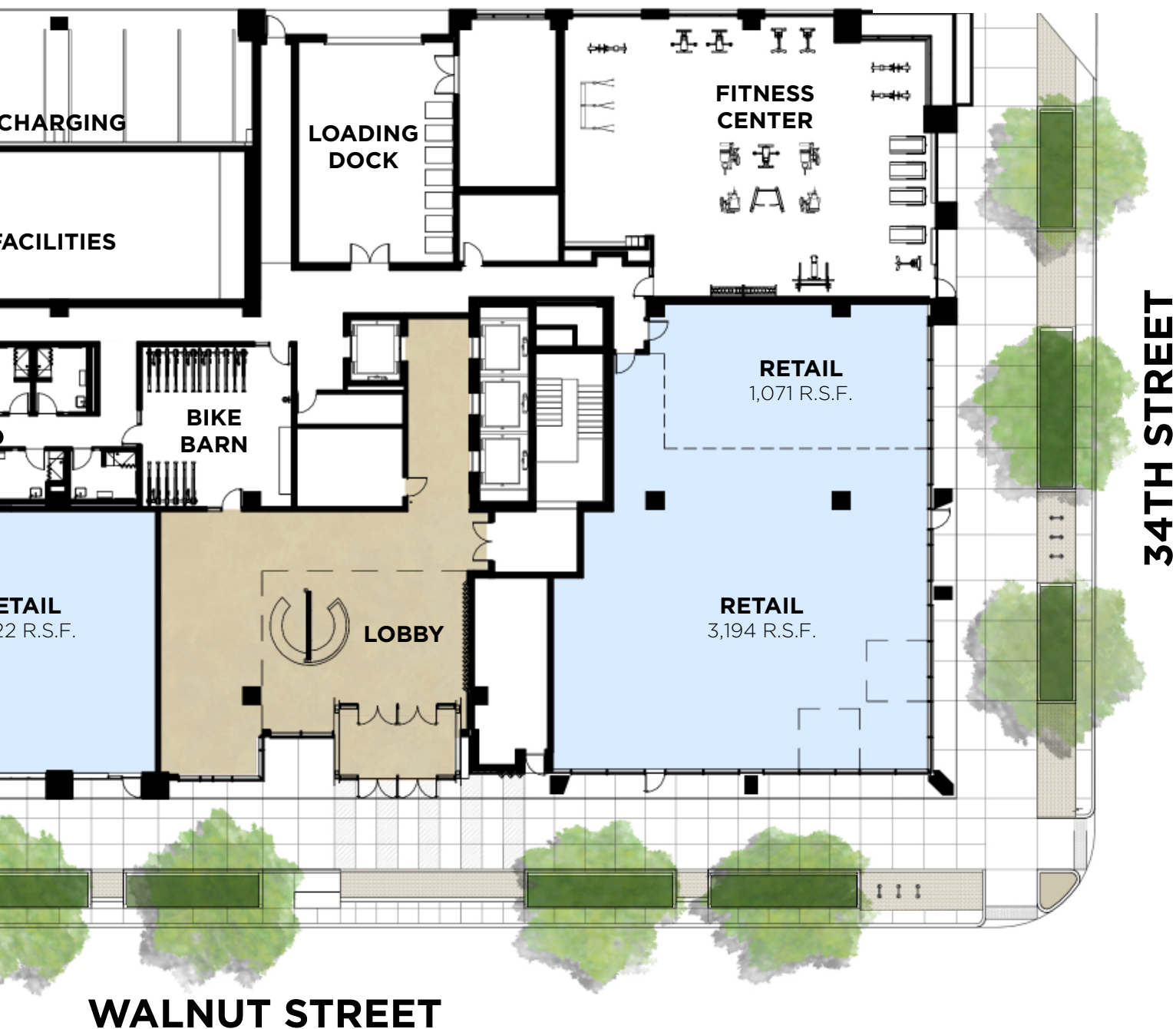
PARADIGM RIVER NORTH





NEW RETAIL / RESTAURANT LEASING OPPORTUNITIES

RIVER NORTH (RINO) ART DISTRICT
3400 WALNUT STREET, DENVER, CO



Jordon Perlmutter & Co.

ROCKEFELLER
GROUP

TREVEY
COMMERCIAL

3400 WALNUT STREET, DENVER, CO 80205



Exclusively Marketed by:

TREVEY
COMMERCIAL

NICK BEACH
V.P. Sales & Leasing
(719) 237-0880
nbeach@trevey.com

HEATH HONBARRIER
V.P. Sales & Leasing
(720) 252-0144
heath@trevey.com

MITCH TREVEY
Managing Director
(303) 619-7192
mitch@trevey.com

10510 Dransfeldt Road, Suite 100 • Parker, CO 80134 • 303-841-1400 (office)

www.trevey.com

[CLICK HERE TO DOWNLOAD CREC BROKERAGE DISCLOSURE](#)

Information contained herein, while not guaranteed, is from sources believed reliable. Price, terms and information subject to change.
Please call to confirm current property status and accuracy of information contained herein.