

UNIT 100: Turnkey Restaurant | 5,814 RSF - **LEASE SIGNED**

UNIT 130A: Turnkey Café/Cocktail Bar | 1,074 RSF - **LEASE PENDING**

UNIT 140: 1st Generation, Grey Shell, Retail Space | 1,850 RSF - **LOI PENDING**

RETAIL SPACE AVAILABLE NOW

**THE
HUB**

**3601 Walnut Street
Denver, Colorado**



THE HUB

The Hub is a mixed-use creative office building located in the heart of Denver's vibrant RiNo Art District. Surrounded by one of the city's strongest concentrations of restaurants, breweries, and entertainment venues, this highly walkable location benefits from built-in daytime office traffic and steady evening and weekend activity—creating an ideal environment for a standout restaurant.

- Located in the heart of Denver's RiNo Art District
- Surrounded by 75+ restaurants & bars and 20+ breweries, wineries & distilleries
- Strong daytime population from on-site creative office tenants
- Consistent evening and weekend traffic driven by neighborhood dining & nightlife
- Highly walkable location (Walk Score: 90 | Bike Score: 98)
- Prominent street-level retail frontage along Blake Street
- On-site parking and EV charging available
- Secure bike storage
- Vibrant streetscape with commissioned local artwork and nearby murals



AVAILABLE SPACE

AVAILABLE SPACE



SUITE 130A

LEASE PENDING

- 1,074 RSF
- Direct connection to building's lobby
- Former cafe/cocktail bar buildout
- Includes restaurant infrastructure needed for cafe

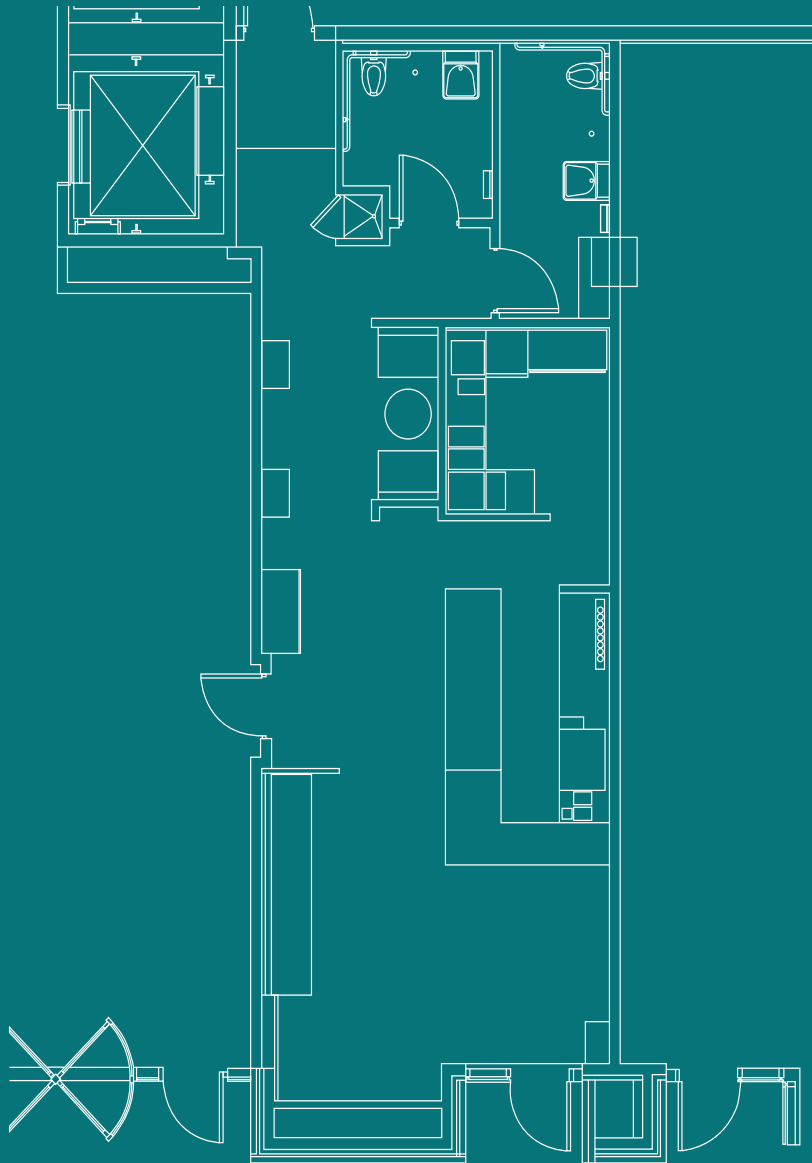
SUITE 140

LOI PENDING

- 1,850 RSF
- Grey Shell Space



SUITE 130A



1,074 RSF
FORMER CAFE SPACE

- AVAILABLE IMMEDIATELY ■
- 14.2' CEILING HEIGHT ■
- DIRECT CONNECTIVITY TO BUILDING LOBBY ■
- PRIOR BUILDOUT INCLUDES A CAFÉ BAR/COUNTERTOP, BOOTHS, MILLWORK, RESTROOMS, HVAC, POLISHED CONCRETE FLOORS ■



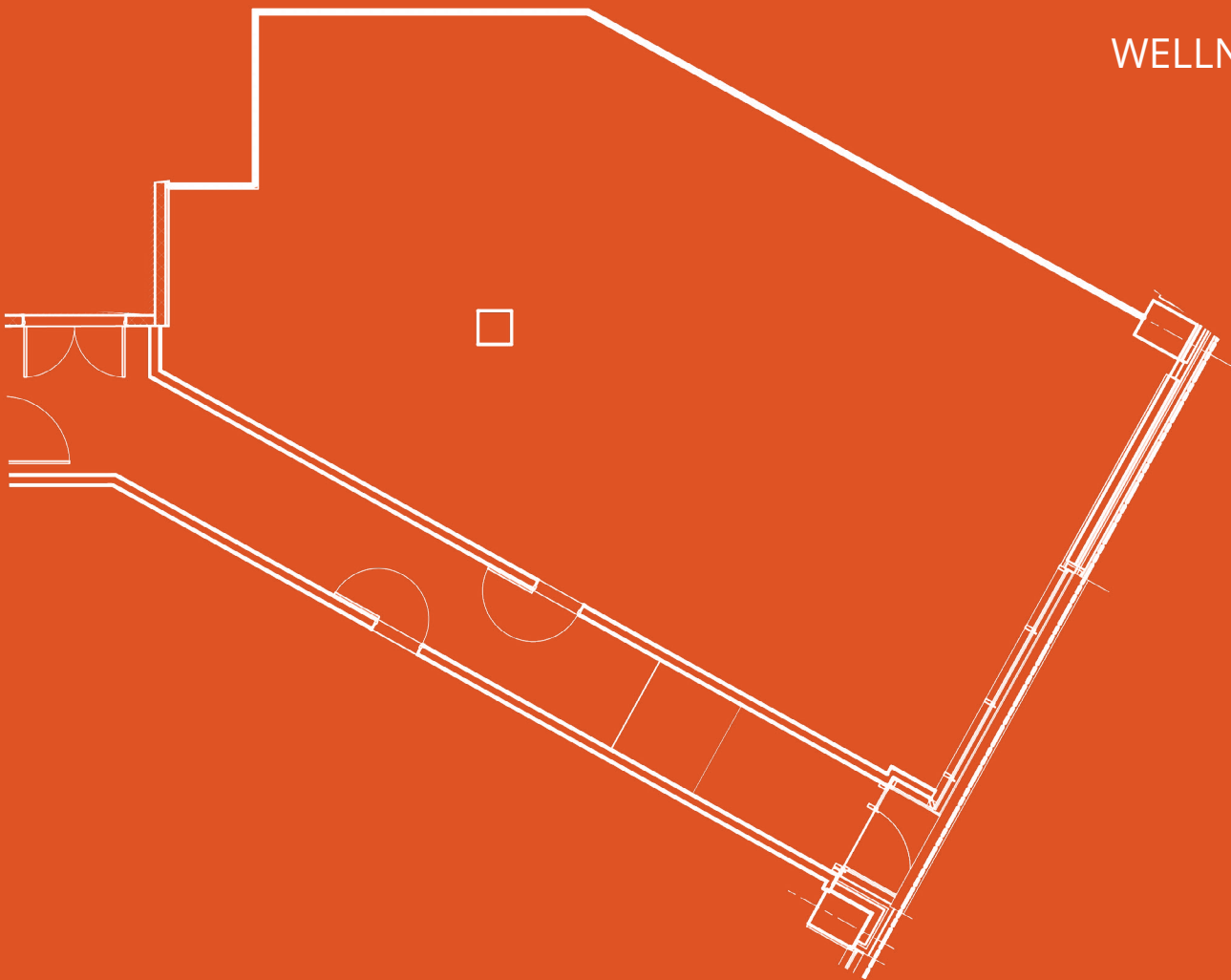
SUITE 140

**1,850 RSF
SPACE**

10.3' CEILING HEIGHT ■

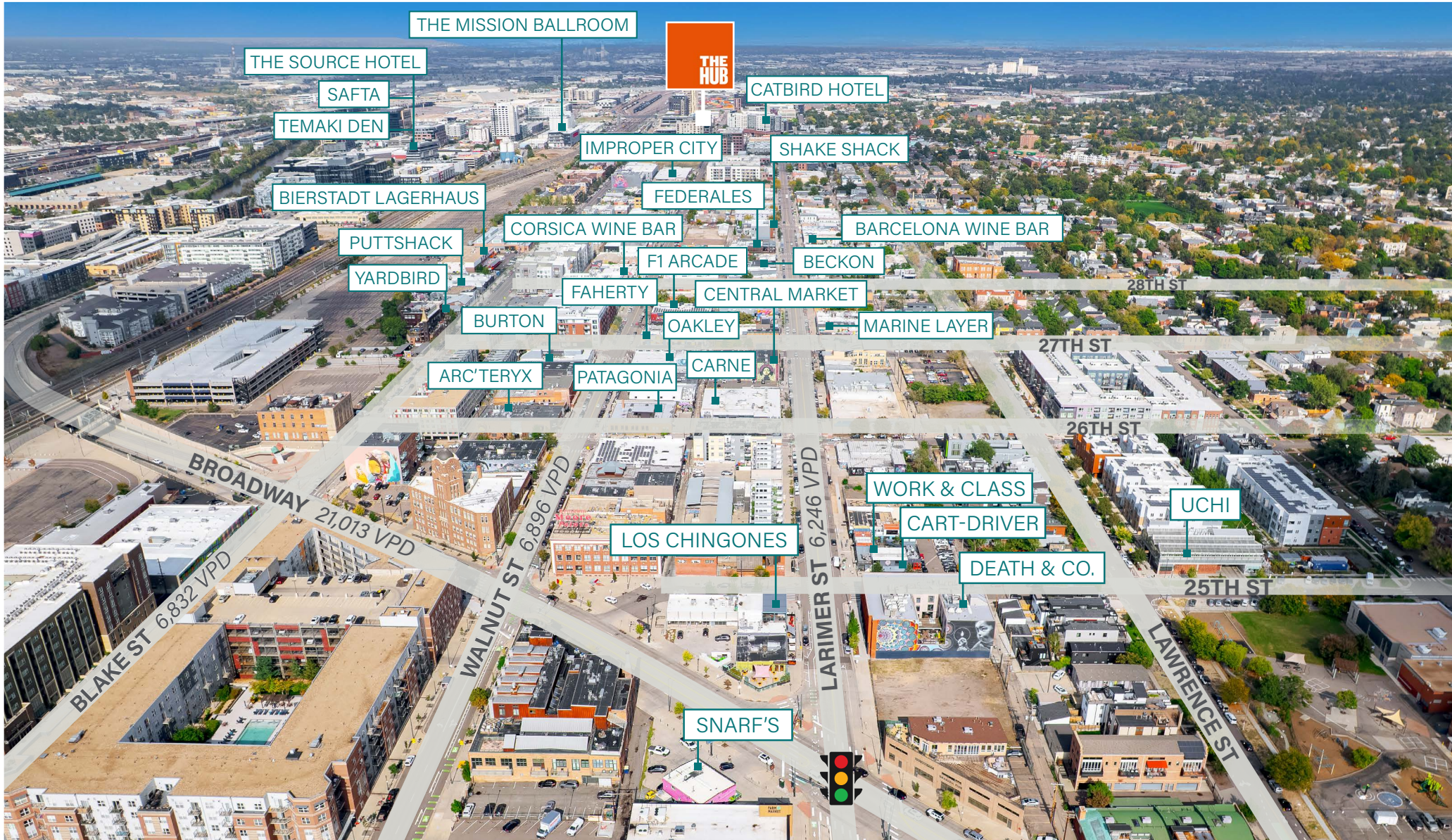
FIRST GEN, GREY SHELL SPACE ■

IDEAL FOR SALONS, HEALTH &
WELLNESS CONCEPTS, NON-VENTED
FOOD, OR OTHER SERVICE
ORIENTED BUSINESSES ■





SURROUNDING AREA



RINO

DENVER'S MOST DYNAMIC DISTRICT.

RiNo is Denver's premier restaurant destination, driven by 37.1 million annual visitors, direct rail access to DIA and Downtown, and Walk Scores up to 97. Anchored by Michelin-recognized dining, destination food halls, and a nationally known art and music scene, the neighborhood delivers nonstop energy and consistent foot traffic from morning to late night.

- **All-Day Energy:** 37.1M annual visitors + growing residential and office base drive steady traffic from morning to late night.
- **Unmatched Access:** Direct rail to DIA and Downtown; Walk Scores up to 97.
- **Culinary Credibility:** Home to Michelin-starred Beckon, Bib Gourmand Hop Alley, and multiple destination food halls.
- **Crowds & Culture:** Renewed 10-year BID & GID supports monthly art walks, festivals, and street-level activations year-round.

DEMOGRAPHICS

1 MILE

23,201 Population	28,489 Total Daytime Population	\$143,247 Average Household Income	11,333 Total Households
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3 MILES

198,583 Population	326,905 Total Daytime Population	\$141,799 Average Household Income	104,878 Total Households
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5 MILES

456,112 Population	628,220 Total Daytime Population	\$148,870 Average Household Income	216,620 Total Households
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Source: Esri | Year: 2025

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THE HUB

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