



AVAILABLE

EDIT AT RIVER NORTH

3463 Walnut Street, Ste 1B, Denver, CO 80205

Available Space: 1,316 SF

Lease Rate: \$39/SF NNN



HENRY GROUP
REAL ESTATE

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OFFERING SUMMARY

Retail Space in the Heart of the River North Art District

The final available retail space at EDIT RiNo offers a rare opportunity for a soft goods or specialty user to join one of Denver's most dynamic mixed-use communities.

This 1,316-square-foot suite features a flexible, open layout and shares common-area restrooms with the adjacent restaurant—allowing for full utilization of the leasable area. While the space is not suited for a full-service restaurant, access to a grease interceptor is available if required, making it ideal for grab-and-go food concepts, a small grocer, or other neighborhood-serving retail operators catering to nearby residents and office users.

Tenants at EDIT RiNo include Rowdy Poppy Floral, Revision Coffee at Sidebar, Risica Milanese Pizzeria + Wine Bar, and MakFam —creating a thoughtfully balanced retail experience that reflects the spirit and creativity of the neighborhood.

WELCOME TO THE RINO ARTS DISTRICT

Located just north of downtown Denver, the River North (RiNo) neighborhood is known for its industrial roots, colorful murals, and thriving creative energy. The area's mix of galleries, restaurants, breweries, and event venues draws residents and visitors alike, making RiNo one of Denver's most sought-after districts for local business and community life.

PROPERTY HIGHLIGHTS

- Grey shell condition – ready for tenant improvements
- Generous tenant improvement allowance for qualified tenants
- Common restrooms to be installed by the landlord
- Minimum 5-year lease term
- Excellent exposure in the heart of the RiNo Art District



| | |
|------------------------|--|
| Building Name | Edit at River North |
| Property Address | 3463 Walnut Street, Ste 1B, Denver, CO 80205 |
| Building Size | 380,000 SF |
| Available Space | 1,316 SF |
| Lease Rate | \$39/SF NNN |
| NNN Estimate | Contact Broker |
| Year Built | 2021 |
| Zoning | I-MX |
| Built Year | 2021 |





EDIT at River North is a 13-story community built in 2021, offering 367 thoughtfully designed studio, one-, and two-bedroom apartments that blend industrial style with a warm, artistic atmosphere.

Sustainability is central, featuring LEED certification, an innovative Integrated Piping System that reduces energy use and utility costs, and a rooftop program with Best Bees Company to support pollinators.

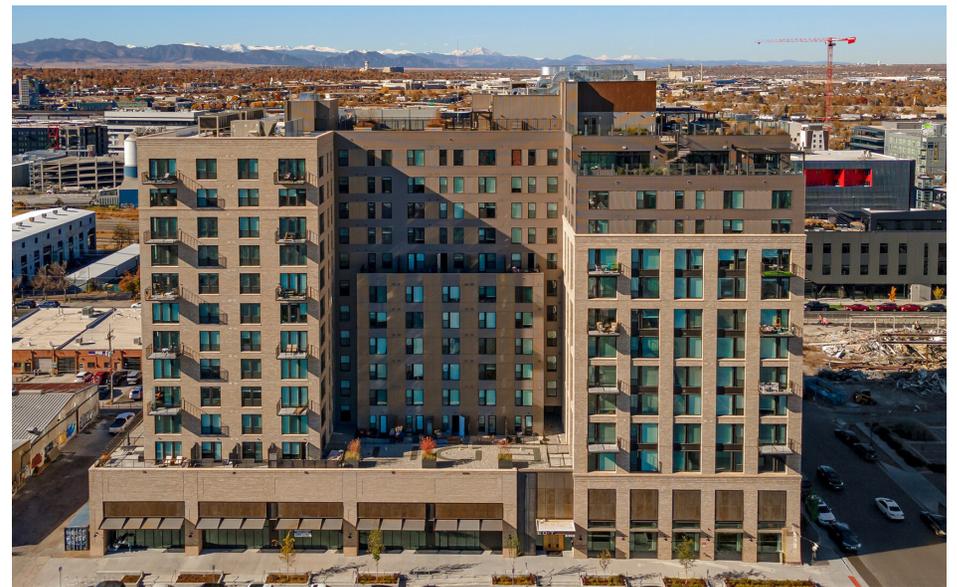
The community highlights local culture with curated art by Nine Dot Arts, focusing on works from local women and artists of color.

Residents also enjoy wellness-focused amenities including FitWel® certification, onsite HIIT classes, a community bike share, and organized hiking trips.

PROPERTY HIGHLIGHTS

- Locally developed, constructed and managed by Zocalo Community Development.
- NAIOP 2021 Multifamily Development of the Year.
- EV car charging stations.
- Top-floor community room, kitchen, living room and entertainment area.
- Enclosed climate controlled assigned resident parking.
- Premium street-level retail mix including coffee, cocktails, two full-service restaurants, a boutique flower shop, and one remaining vacant space.







SUNNYSIDE
NEIGHBORHOOD

FoxPark
DENVER

NATIONAL
WESTERN
CENTER

38TH & BLAKE
LIGHT RAIL STATION

THE SOURCE
HOTEL

EDIT RiNO

kasa

HIGHLANDS
NEIGHBORHOOD

DENARGO
MARKET

COLE
NEIGHBORHOOD

Coors
FIELD

UNION
STATION

FIVE POINTS
NEIGHBORHOOD

CENTRAL
BUSINESS DISTRICT

CITY PARK

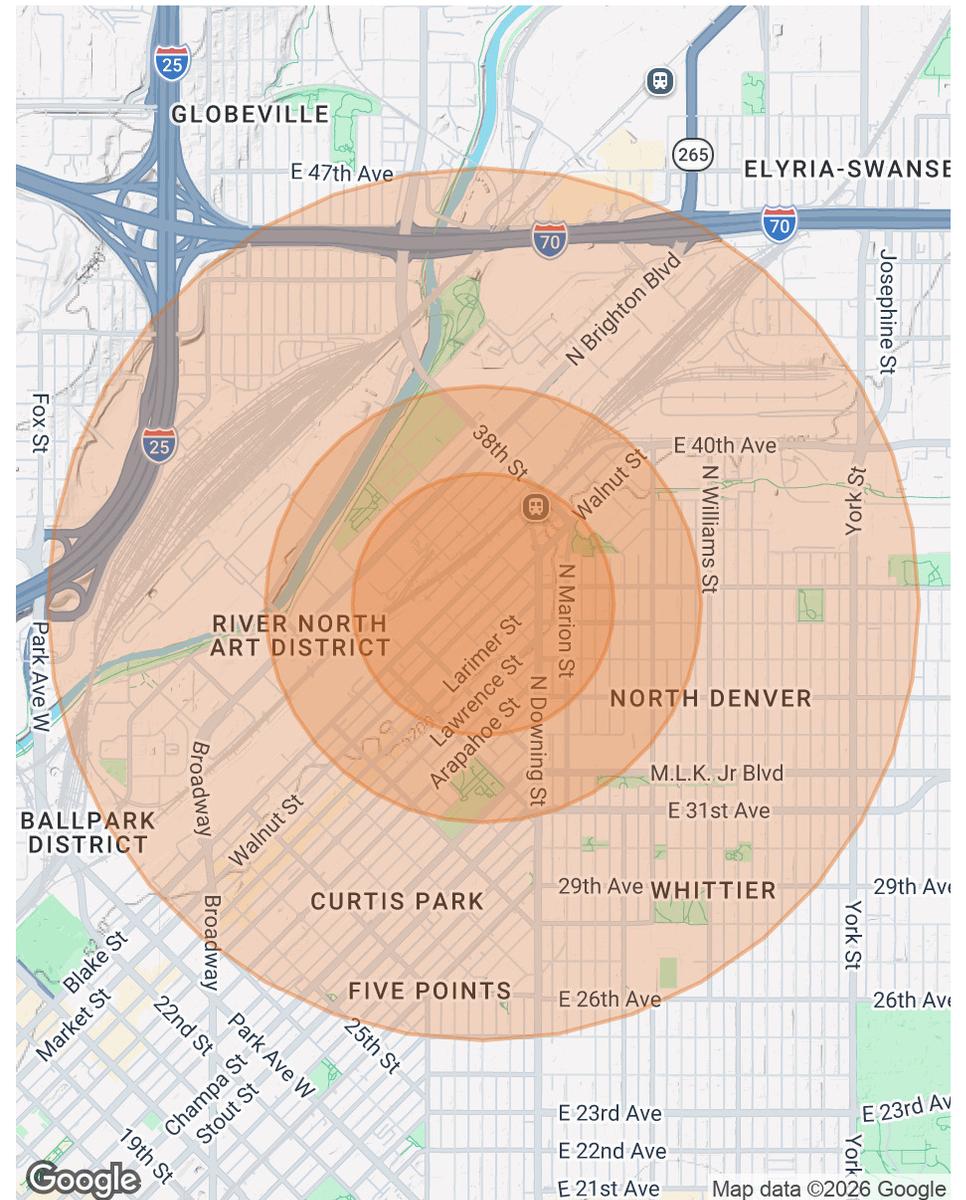
EDIT AT RIVER NORTH

DENVER, CO 80205

| POPULATION | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|------------------|------------------|---------------|
| Total Population | 1,332 | 5,004 | 21,231 |
| Average Age | 34 | 35 | 35 |
| Average Age (Male) | 34 | 35 | 36 |
| Average Age (Female) | 34 | 35 | 35 |

| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE |
|--------------------------------|------------------|------------------|---------------|
| Total Households | 733 | 2,524 | 10,048 |
| # of Persons per HH | 1.8 | 2 | 2.1 |
| Average HH Income | \$127,382 | \$123,040 | \$120,316 |
| Average House Value | \$703,804 | \$683,875 | \$685,315 |

Demographics data derived from AlphaMap



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