

2,156 SF Retail/Restaurant Space with Large Patio For Lease



- 2,156 SF available
- Built-in customer base with 185 high-end residential units above
- Walking distance to Uchi, Death & Co and Barcelona Wine Bar
- Landlord seeking amenity-driven tenants such as:
 - » Salon/barbershop
 - » Fitness user
 - » Dentist
 - » Optometrist
 - » Pet groomer
 - » Beauty bar
- One block away from bustling intersection of Park Ave. and Broadway
- Parking available for retail employees

For leasing information, contact

Kyle Framson

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Stacey DePalma

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This information has been obtained from sources believed reliable. We have not verified it and make no guarantee about it.

ZALL COMPANY
2946 Larimer Street
Denver, CO 80205
zallcompany.com

Retail at The Edmond

2480 Arapahoe Street, Denver, CO 80205



Demographics

	1 Mile	3 Miles	5 Miles
2024 Population	51,709	231,258	470,845
Average HH Income	\$141,621	\$144,621	\$144,900
Businesses	6,447	17,094	29,607
Daytime Population (Employees)	100,096	236,739	378,815

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Quick RiNo Stats

At the Threshold of Denver's Best

150+

Bars & Restaurants

24

Local Art Studios

10k

Multifamily Units

Built since 2017

+2M

Square Feet of Office

Delivered since 2015

300+

Hotel Rooms

+4M

Square Feet of Office

Proposed or Under Construction

8K

Additional Units

Under Construction

10K

Additional Units

Proposed

River North Rising

58%

Population aged 21-45

32

Median Age

\$122K

Average Household Income

83%

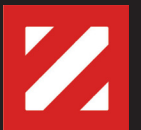
Residents with White Collar Jobs

66%

Housing Units Occupied by
Renters

57%

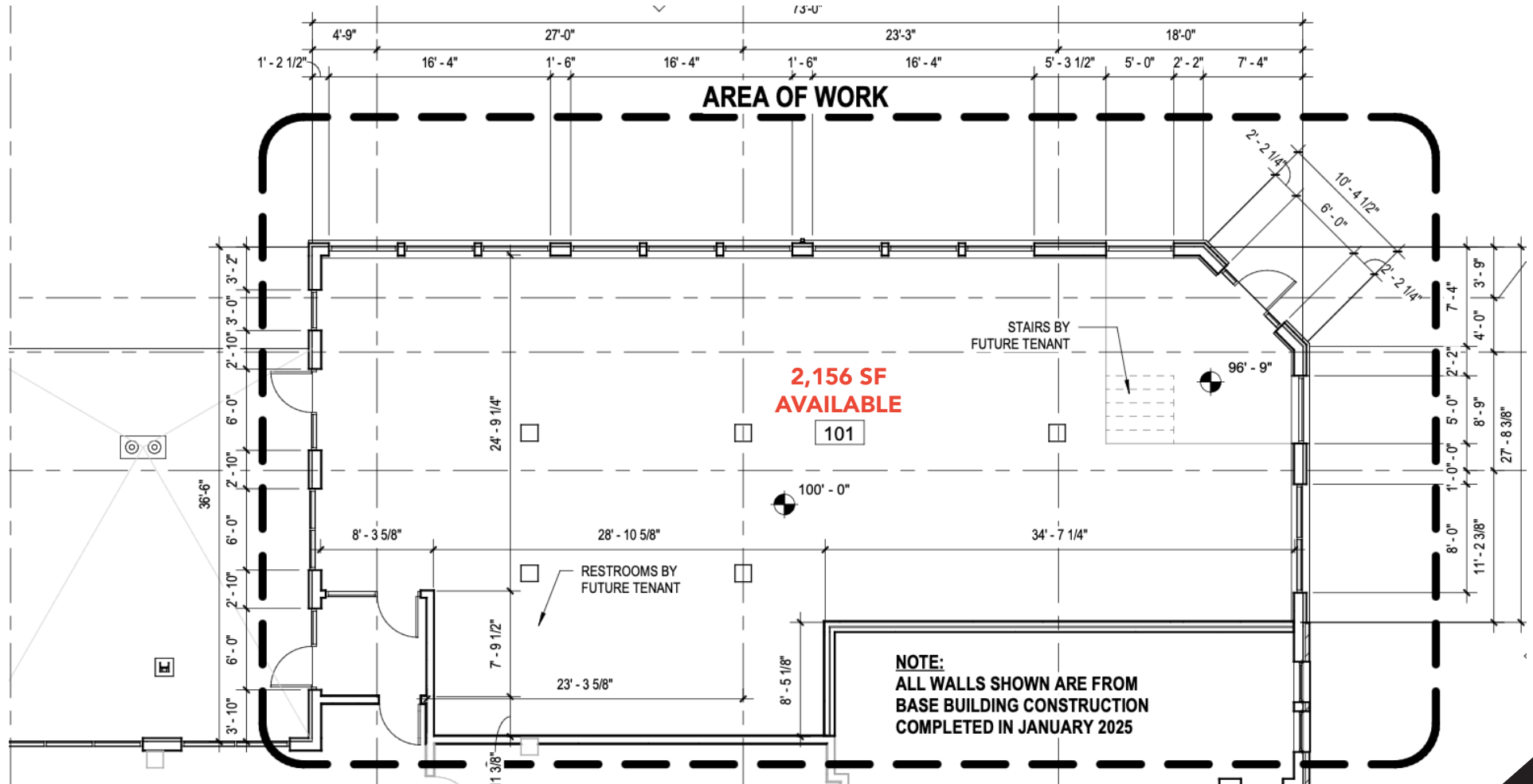
Growth in Population
since 2010



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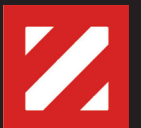
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Proposed
Existing



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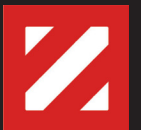
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