



Exclusively Marketed by:

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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.

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Corner of 34th Street & Walnut Street



Featured Endcap Outdoor Patio

