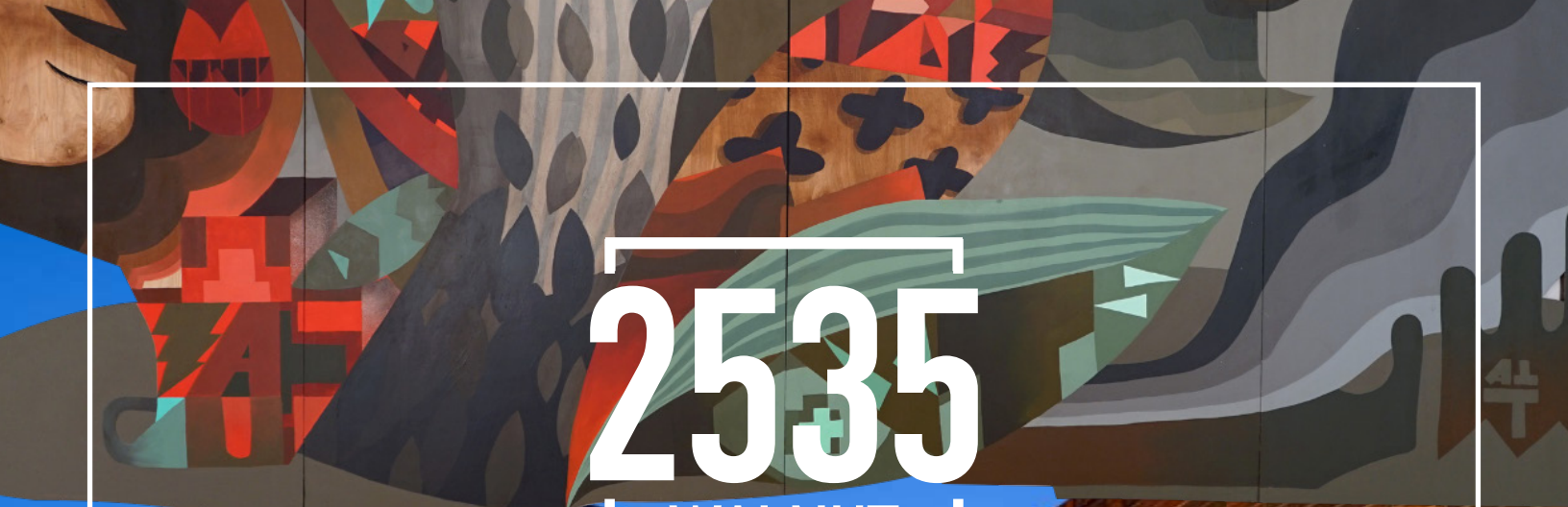




2535

WALNUT



Historic retail / showroom in the heart of
RiNo with 31 on-site parking spaces



2535 Walnut Gateway to RiNo

- › Award-winning historic retail space with 31 dedicated parking spaces available
- › Ideally positioned at the gateway to RiNo with exposure to over 32,000 cars per day
- › Building signage opportunities
- › \$2 million renovation completed in 2015
- › Multiple patios with panoramic views
- › Exposed brick and timber construction
- › High ceilings with exposed ductwork & skylights, large windows, and a solarium

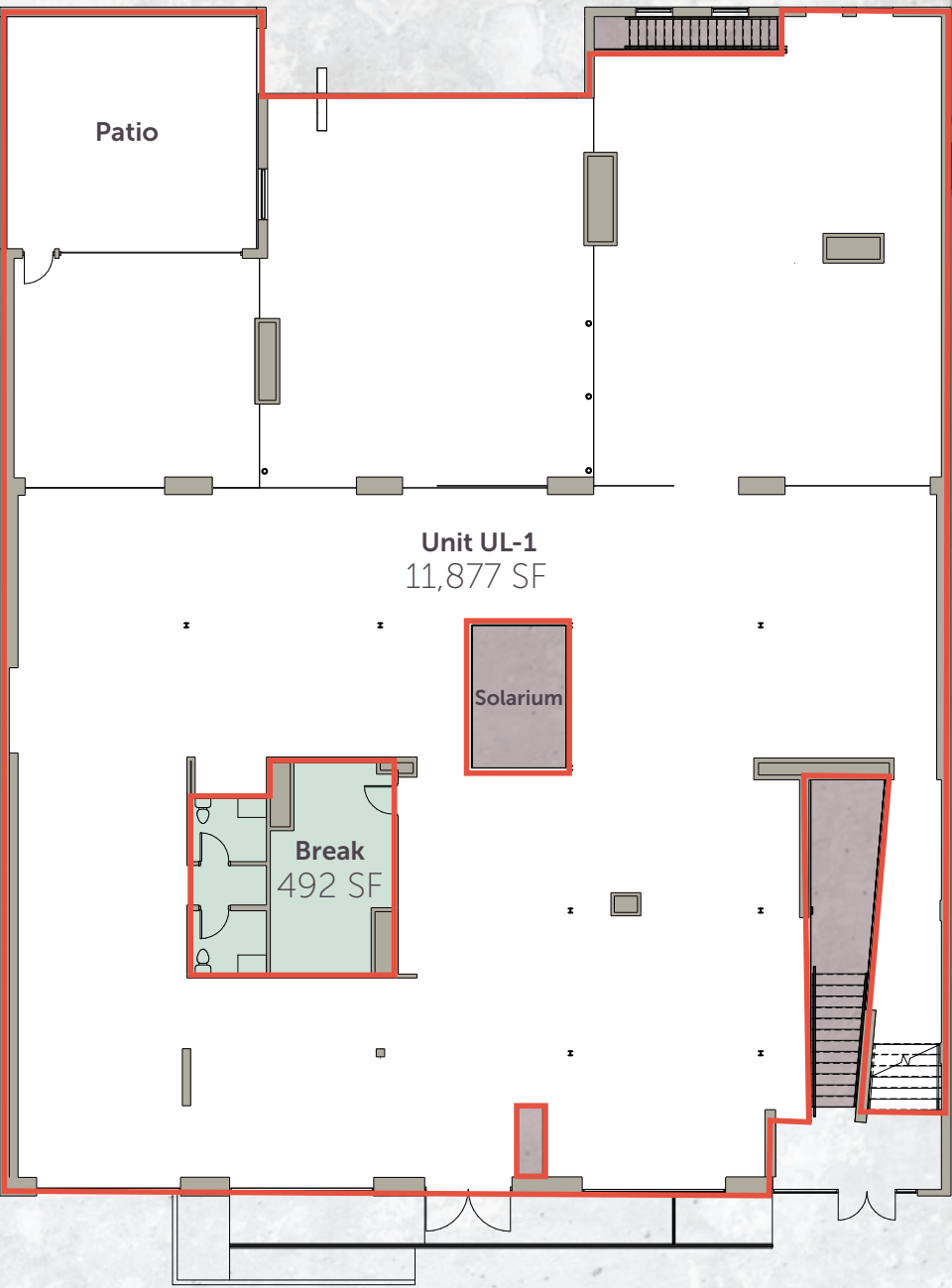
Details

Address	2535 Walnut Street Denver CO 80205
Building Size	24,350 SF
Availability	1,693 SF - 11,877 SF
Year Built	1957
Renovated	2015
Parking	31 On-Site Spaces



Availability

UL-1 11,877 RSF

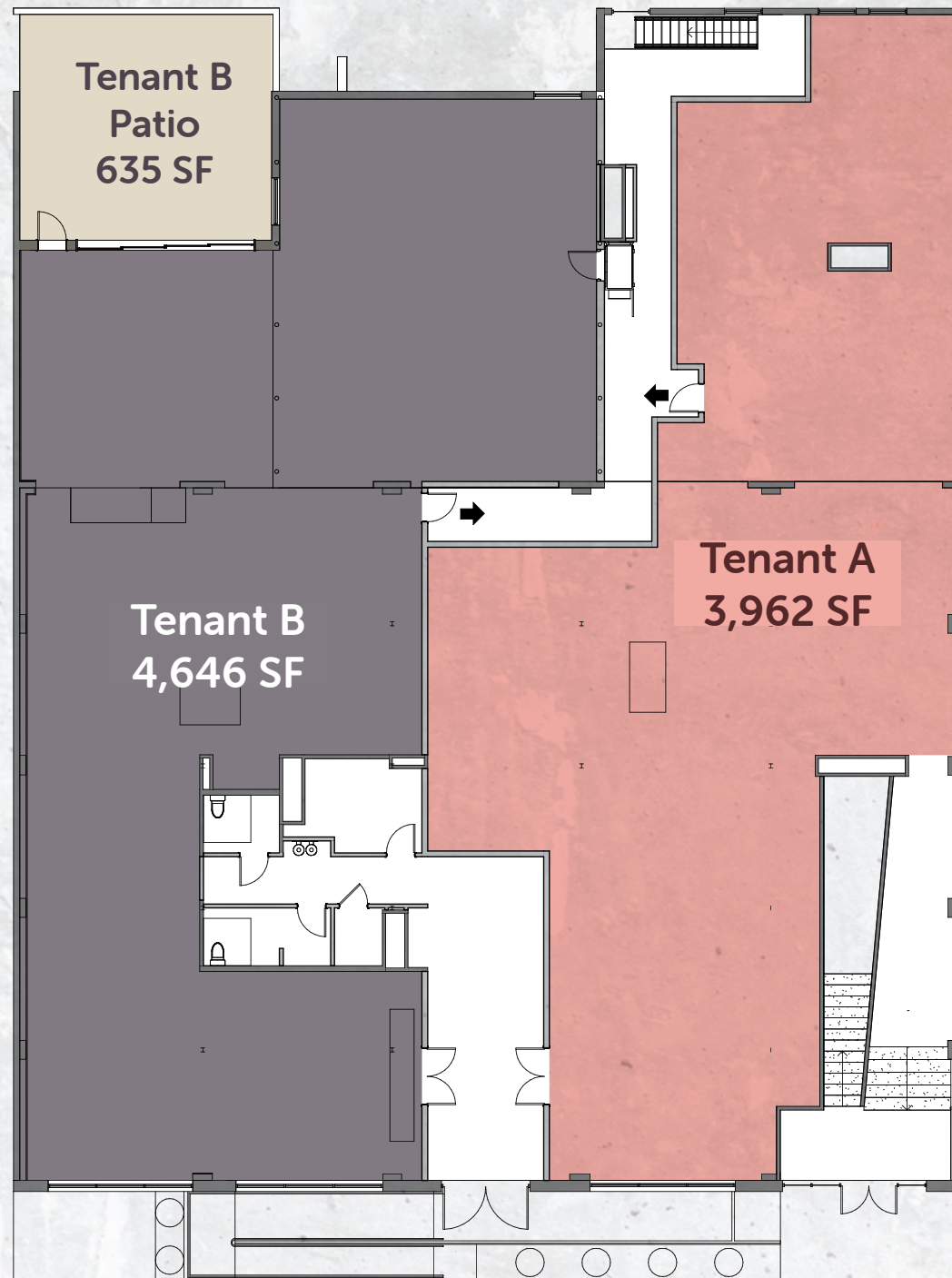


Virtual Tour



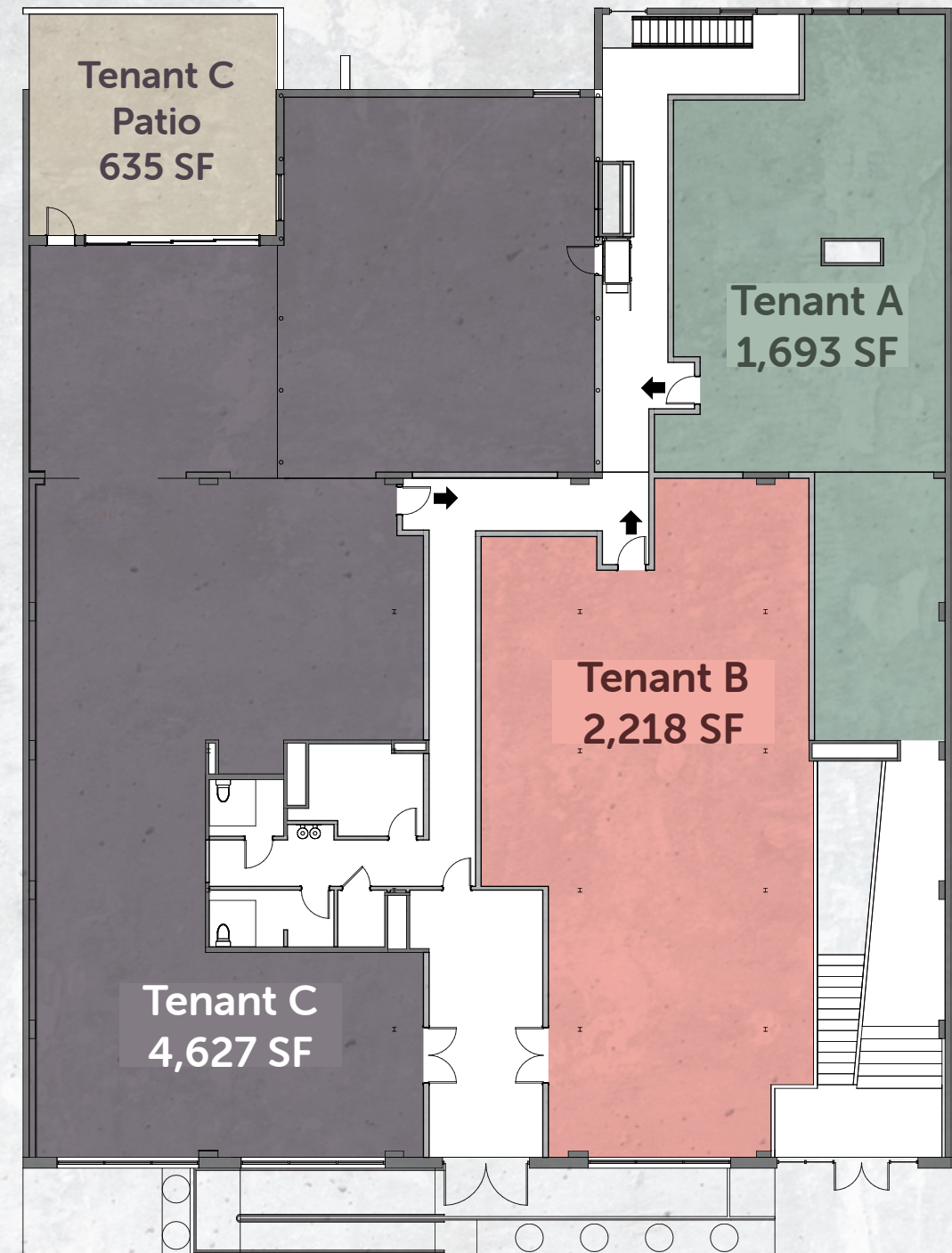
Two Tenant Concept

3,962 SF - 4,646 SF

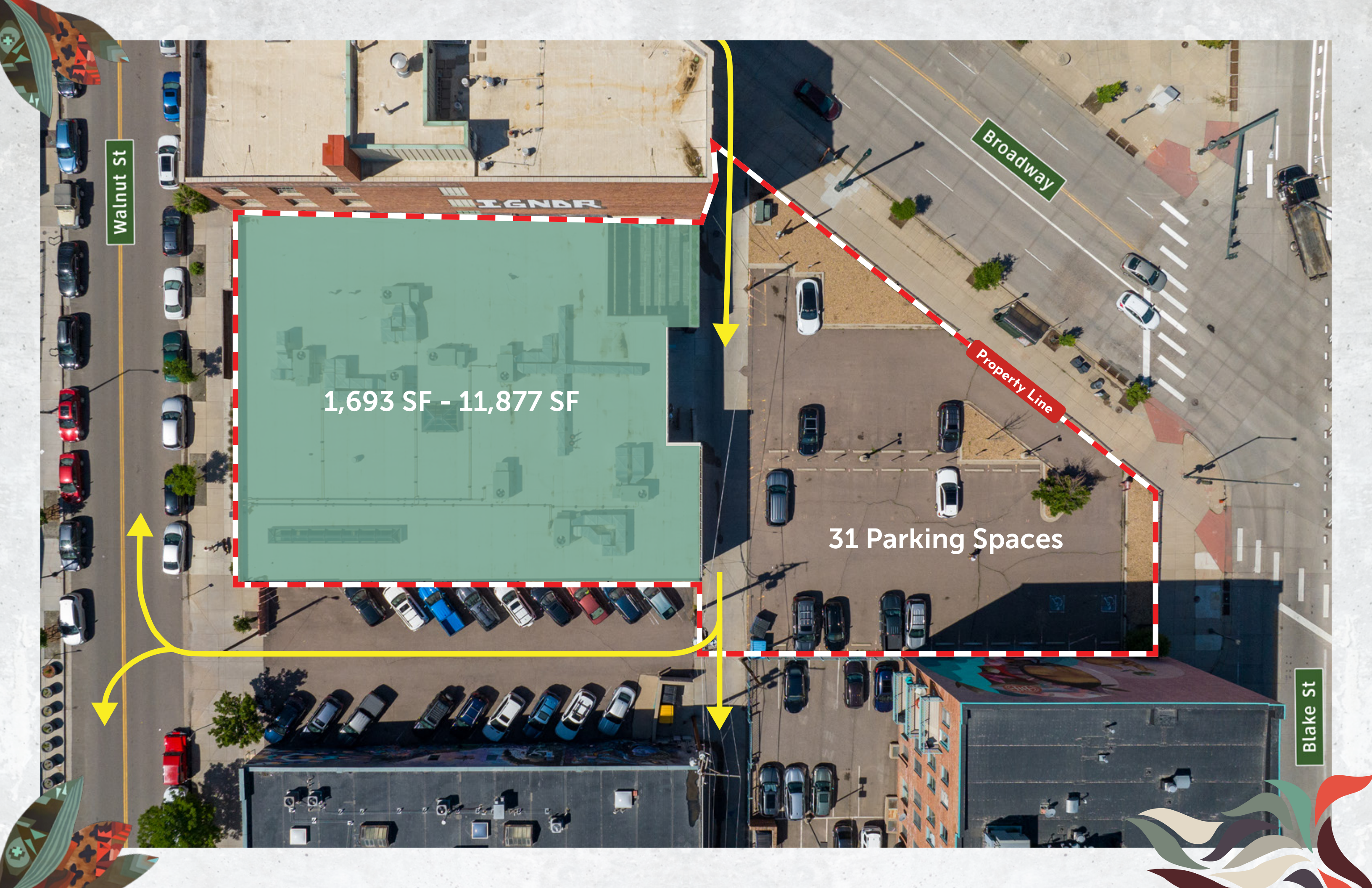


Three Tenant Concept

1,693 SF - 4,627 SF







Walnut St

Broadway

Property Line

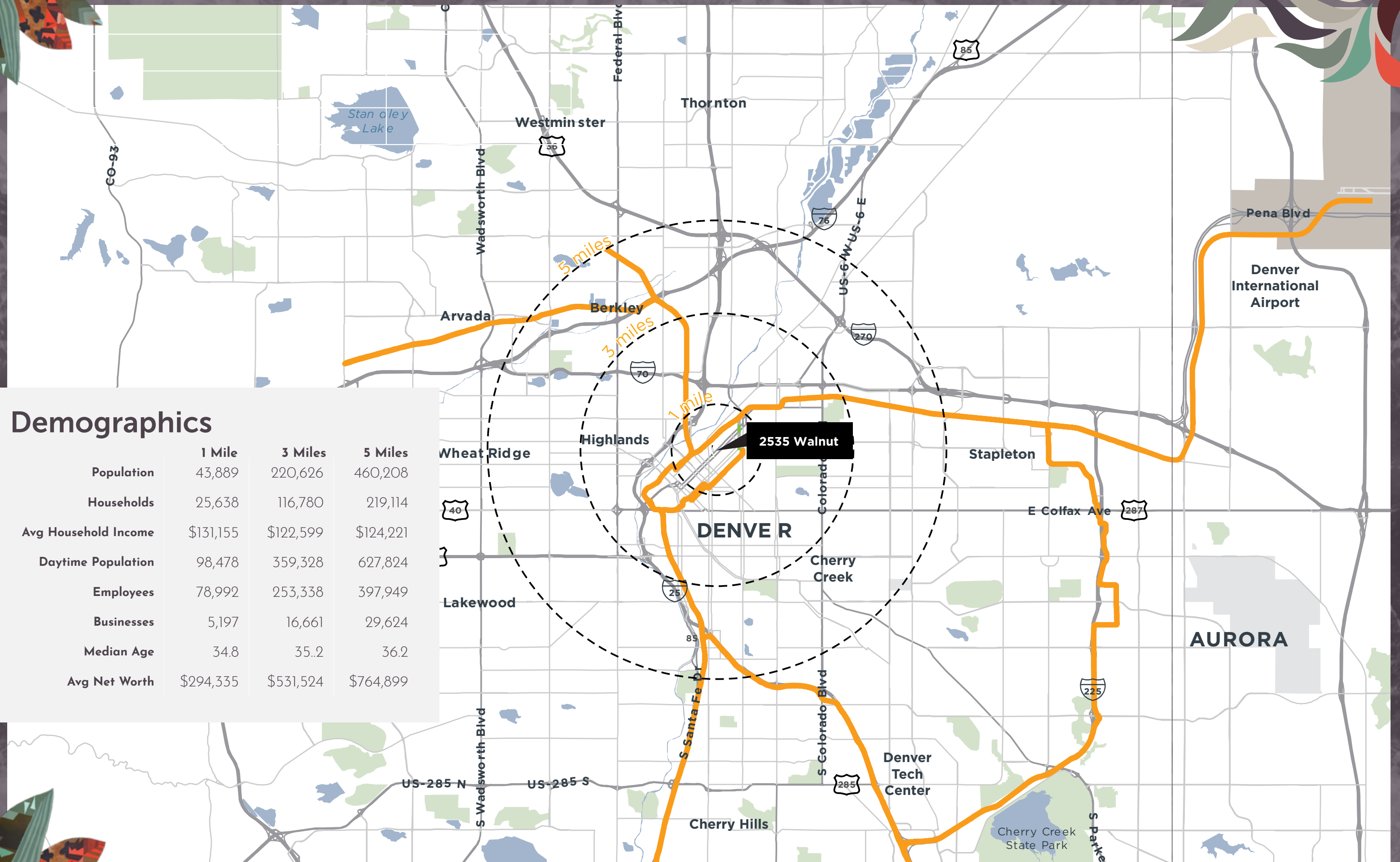
Blake St

1,693 SF - 11,877 SF

31 Parking Spaces

Demographics

	1 Mile	3 Miles	5 Miles
Population	43,889	220,626	460,208
Households	25,638	116,780	219,114
Avg Household Income	\$131,155	\$122,599	\$124,221
Daytime Population	98,478	359,328	627,824
Employees	78,992	253,338	397,949
Businesses	5,197	16,661	29,624
Median Age	34.8	35.2	36.2
Avg Net Worth	\$294,335	\$531,524	\$764,899





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99
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2535

WALNUT



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