

FOR SALE OR LEASE

# 3,649 SF

Ideal bar space in the heart of RiNo, Denver's premier walkable F&B neighborhood

**NAI**Shames Makovsky



# 2711 Larimer St.

Denver, CO 80205



## Property Overview

- Located in the center of RiNo's most desirable three-block stretch. Steps from many of Denver's most successful bars and restaurants including Denver Central Market, Federales, Lustre Pearl, Meadowlark, and Larimer Lounge
- Construction ready - design, permits, and liquor license already approved by City of Denver

**Sale Price : Contact Broker**

**Lease Rate : \$43.00/SF NNN**

**To lease First or Second Floors individually, contact broker for rates**

<b>Availability</b>	<b>2,361-3,649 SF</b>
<b>Land SF</b>	<b>3,131</b>
<b>Zoning</b>	<b>I-MX-3</b>
<b>Walker's Paradise</b>	<b>97/100</b>

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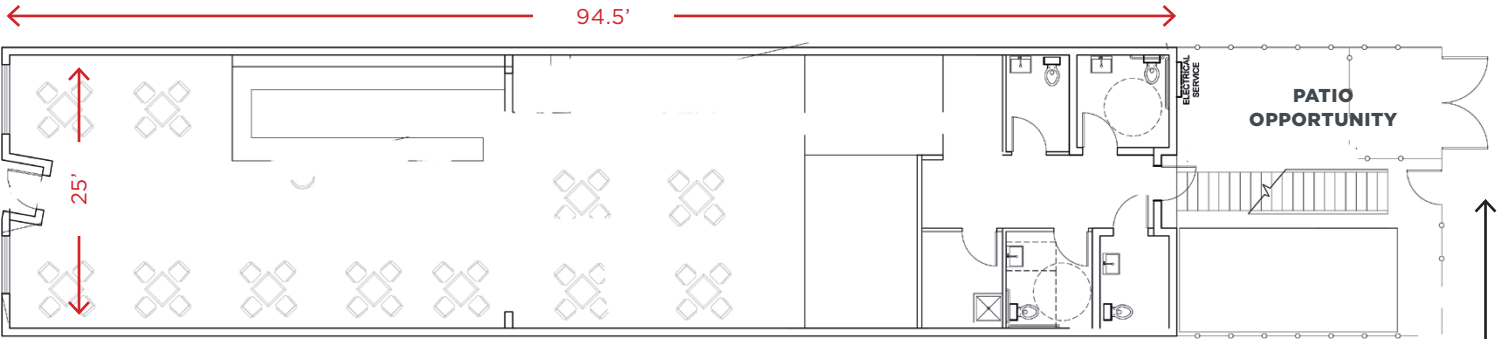
Ideal back patio space for a bar operator



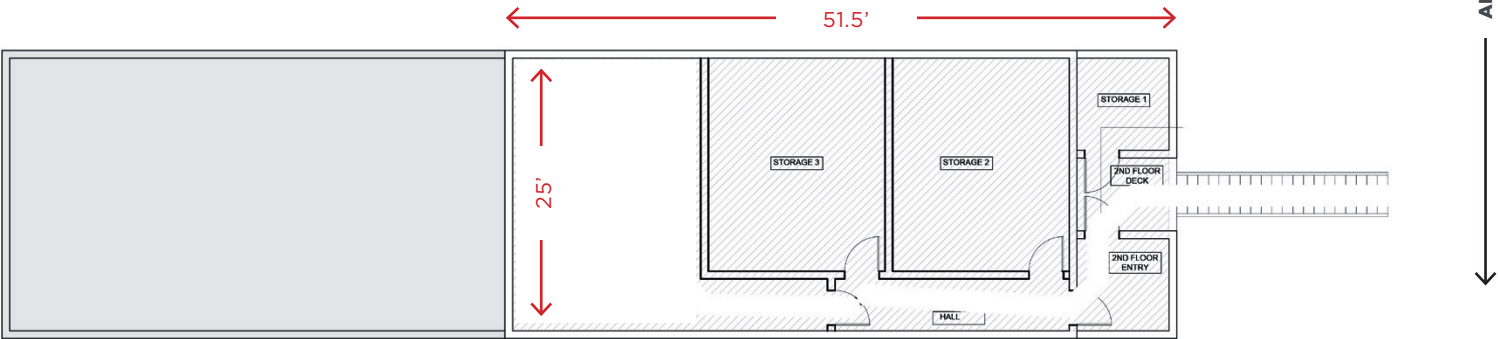
**ADDITIONAL PHOTOS HERE**



## LEVEL 1 - 2,361 SF (25' x 94.5')



## LEVEL 2 - 1,288 SF (25' x 51.5')







## River North Art District

2711 Larimer is located in the heart of Denver's most exciting and engaging mixed-use neighborhood

- **Best-in-class food and beverage**  
Regional and national destinations like Death & Co, Barcelona, Uchi, Award-winning concepts like Work & Class, the Greenwich
- **Denver's destination for high-quality walkable retail**  
Local flagship locations from Patagonia and Burton
- **Neighborhood positioned for long-term vibrancy**  
Since 2010, RiNo has supported the construction of 6,188 residential units and 800+ hotel rooms

Walker's Paradise : 97 / 100



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