

RETAIL LEASING

TB
RiNo



"T3" is a reference to our core philosophy — the three "T's" we designed our building around: Timber, Transit, and Technology. Our 235,000 square feet of elegantly designed, sustainably sourced timber space gives your business an expansive, attractive, and innovative place to grow.

**OFFICE SPACE 100% LEASED -
Future Denver HQ of Xcel Energy!**

**Built to Sustain.
Designed to Inspire.**



Exceptional Retail Opportunity

16 FT

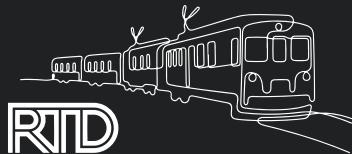
GENEROUS RETAIL
CEILING HEIGHT



OUTDOOR DINING
OPPORTUNITIES

UP TO 12,100 SF

EXPANSIVE RANGE
OF SPACES AVAILABLE



ADJACENT TO 38TH &
BLAKE TRAIN STATION
PEDESTRIAN BRIDGE

100%

LEASED OFFICE SPACE WITH
UP TO 1,200 DAILY EMPLOYEES
COMING 2025



98 BIKE SCORE 95 WALK SCORE



OVERSIZED UTILITY
CONNECTIONS, AIR VENTILATION
& GREASE EXHAUST

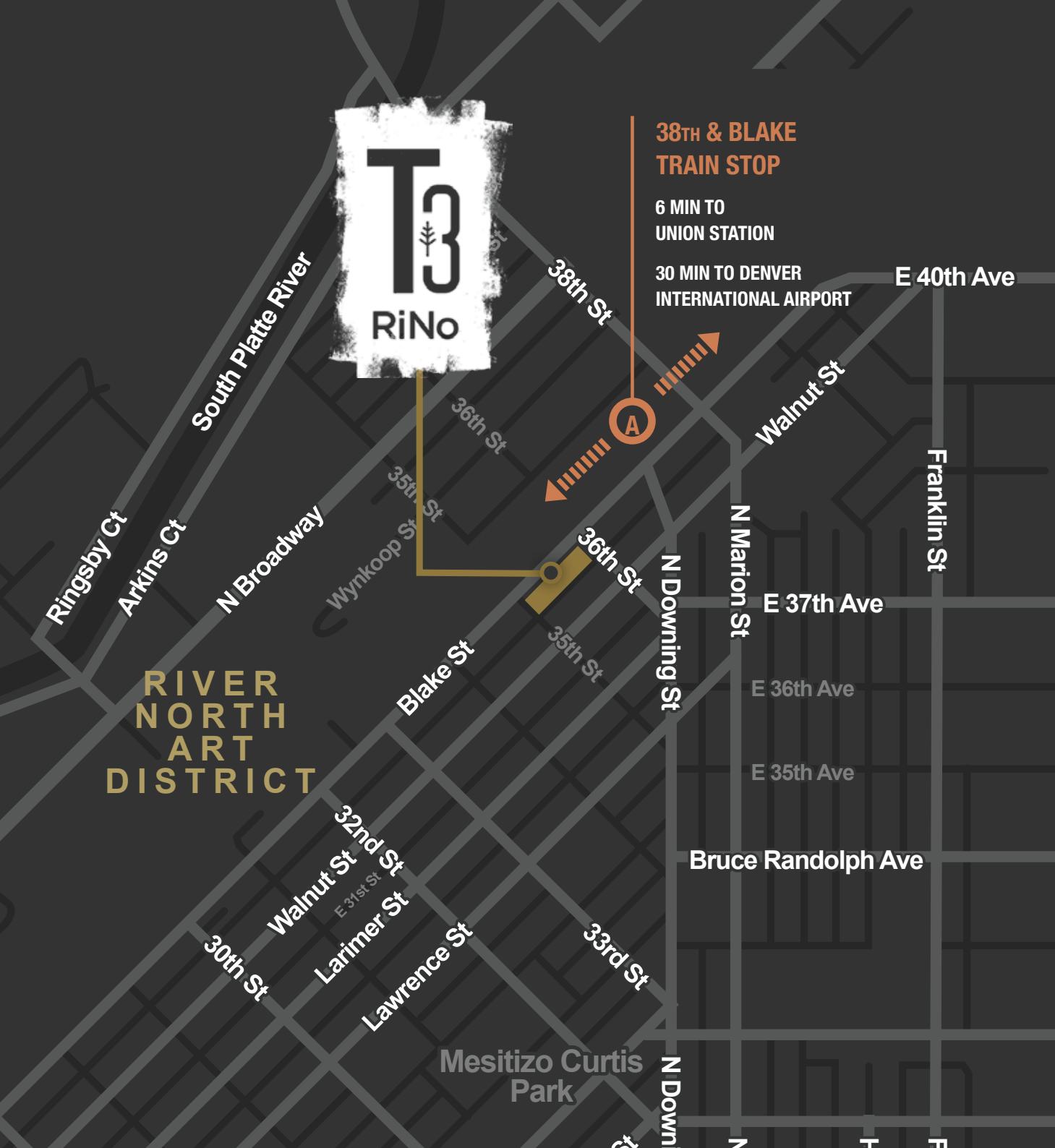


EXCEPTIONAL NATURAL
LIGHT & VISIBILITY



RAISED STREET
FRONTAGE & SHELTERED
STOREFRONTS





State of the Art District

T3 RiNo occupies a prime spot in Denver's iconic River North neighborhood. A vibrant community filled with cafés, craft breweries, and creativity, River North offers an unmatched location filled with extraordinary cultural and social experiences.

150+

RESTAURANTS
& BARS

20+

BREWERIES,
WINERIES, ETC.

214,111

TOTAL DAYTIME POPULATION
10-SQUARE-MILE TRADE AREA

200+

PUBLIC ART
MURALS

50+

ART STUDIOS &
GALLERIES



GROUND FLOOR RETAIL

UP TO 12,100 SF OF DIVISIBLE
STREET-LEVEL RETAIL SPACE



All square footage and dimensions are approximate.

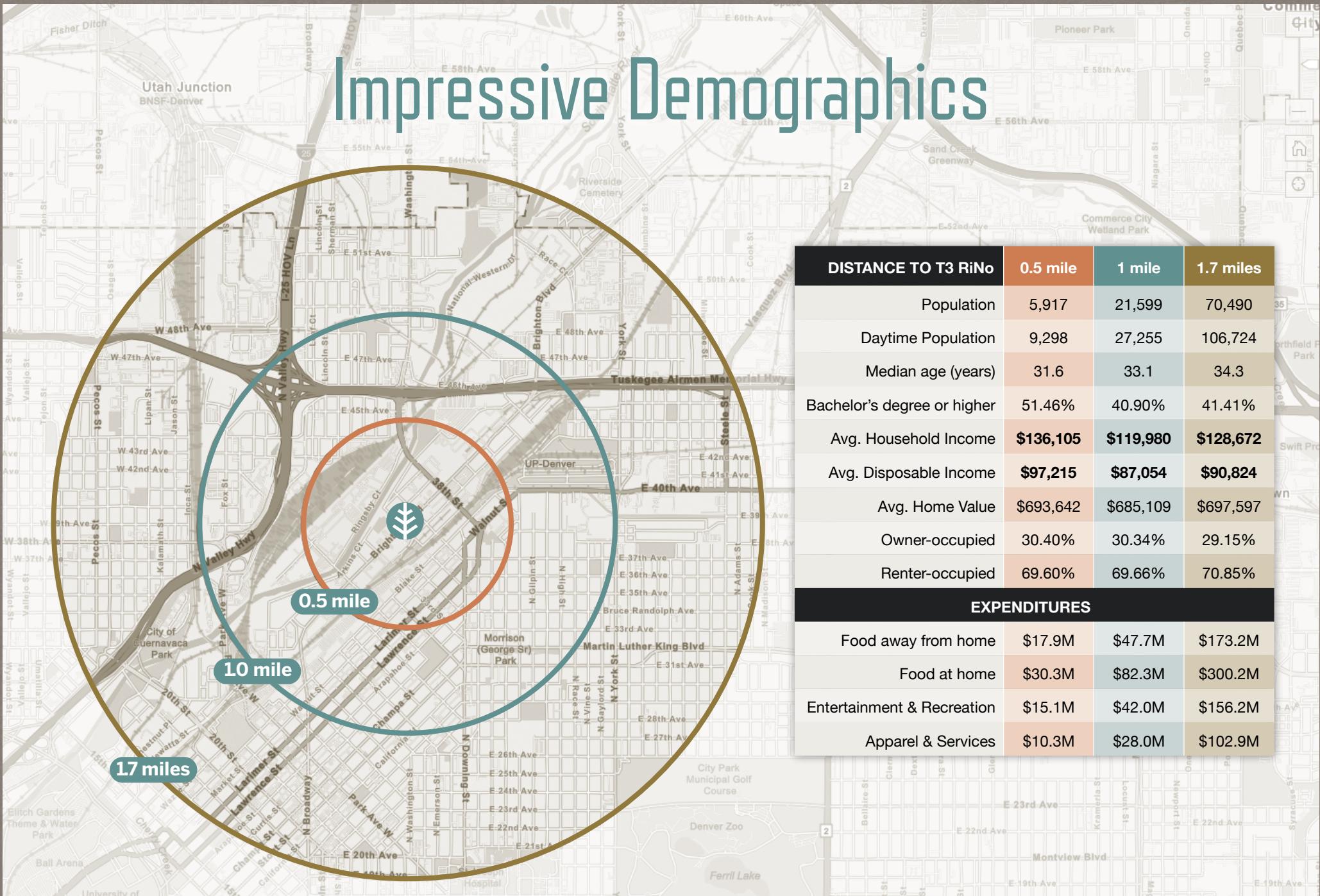
salad bar.

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WELCOME

SB

Impressive Demographics



DISTANCE TO T3 RiNo	0.5 mile	1 mile	1.7 miles
Population	5,917	21,599	70,490
Daytime Population	9,298	27,255	106,724
Median age (years)	31.6	33.1	34.3
Bachelor's degree or higher	51.46%	40.90%	41.41%
Avg. Household Income	\$136,105	\$119,980	\$128,672
Avg. Disposable Income	\$97,215	\$87,054	\$90,824
Avg. Home Value	\$693,642	\$685,109	\$697,597
Owner-occupied	30.40%	30.34%	29.15%
Renter-occupied	69.60%	69.66%	70.85%

EXPENDITURES			
Food away from home	\$17.9M	\$47.7M	\$173.2M
Food at home	\$30.3M	\$82.3M	\$300.2M
Entertainment & Recreation	\$15.1M	\$42.0M	\$156.2M
Apparel & Services	\$10.3M	\$28.0M	\$102.9M

Data Note: Income is expressed in current dollars.
Source: AGS, American Community Survey (ACS), Esri, Esri and Bureau of Labor Statistics.

T3 Trade Area

10 square miles

96,882

TOTAL POPULATION

214,111

TOTAL DAYTIME POPULATION

34.8

MEDIAN AGE OF RESIDENTS

\$767,717

AVERAGE HOME VALUE

\$135,560

AVERAGE HOUSEHOLD INCOME

\$94,389

AVERAGE DISPOSABLE INCOME



3500 BLAKE



T3 RiNo Team

It truly takes a village to make a project as ambitious as T3 RiNo come to life. Thankfully, we have the combined expertise of three of the biggest names in real estate development behind us.

McCAFFERY

A forward-thinking firm that seeks to acquire, develop, improve, manage, and inspire real estate assets.

Hines

A global real estate investment, development, and management firm with over 60 years of experience.

 **Ivanhoé
Cambridge**

A global real estate leader that creates a sustainable impact with its comprehensive urban solutions focused on people's needs.



RETAIL LEASING

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JOIN THE NEW MODERN.

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Hines

Ivanhoe
Cambridge