



**Z A L L**  
COMMERCIAL  
REAL ESTATE

**2737 Larimer Street**  
Denver, CO 80205

## Freestanding Rear Building with Private Access



### **SUITE C: 7,490 SF** **\$27.50/SF NNN**

- 7,490 SF freestanding rear building with private access and visibility from alley/ parking area
- Prime RiNo location – situated just off Larimer Street, surrounded by walkable amenities including restaurants, breweries, and galleries
- Easy access to downtown, I-25, I-70, and RTD transit
- Flexible, open layout ideal for retail showroom, creative office, gallery, or other retail uses
- Excellent natural light with large windows and high ceilings
- Dedicated entry and signage opportunities
- 4,000 SF office space also available on 2nd floor

### **For leasing information, contact**

**Ellen Cummings**  
ellen@zallcompany.com  
206.478.5658

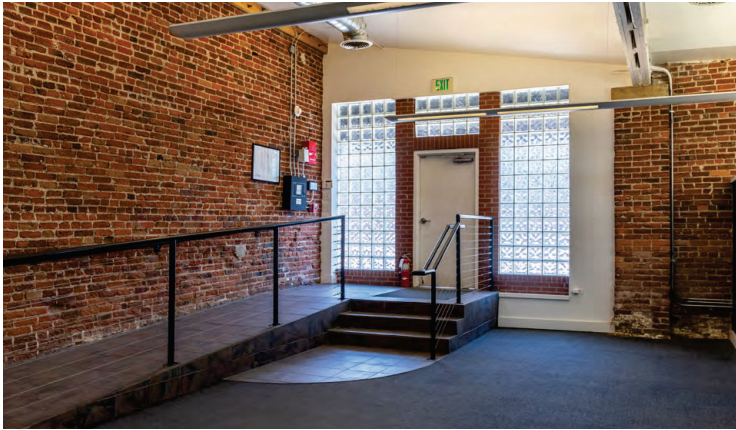
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This information has been obtained from sources believed reliable. We have not verified it and make no guarantee about it.

**ZALL COMPANY**  
2946 Larimer Street  
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Denver, CO 80205

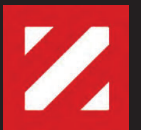


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DOWNTOWN DENVER

**2737 Larimer Street**  
Denver, CO 80205

**SUITE C: 7,490 SF FOR LEASE**

## Demographics

|  | 1 Mile    | 3 Miles   | 5 Miles   | 10 Miles  |
|--|-----------|-----------|-----------|-----------|
| <b>2024 Households</b>                         | 29,288    | 116,511   | 213,638   | 158,536   |
| <b>Average HH Income</b>                       | \$118,703 | \$114,081 | \$113,479 | \$137,638 |
| <b>Total Consumer Spending</b>                 | \$916.4M  | \$3.8B    | \$7.2B    | \$5.4B    |
| <b>Total Entertain. &amp; Hobbies Spending</b> | \$136.5M  | \$559.5M  | \$1.1B    | \$805.2M  |
| <b>Total Food Away From Home</b>               | \$121.1M  | \$472.1M  | \$863.9M  | \$670.8M  |

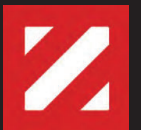
Source: CoStar

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