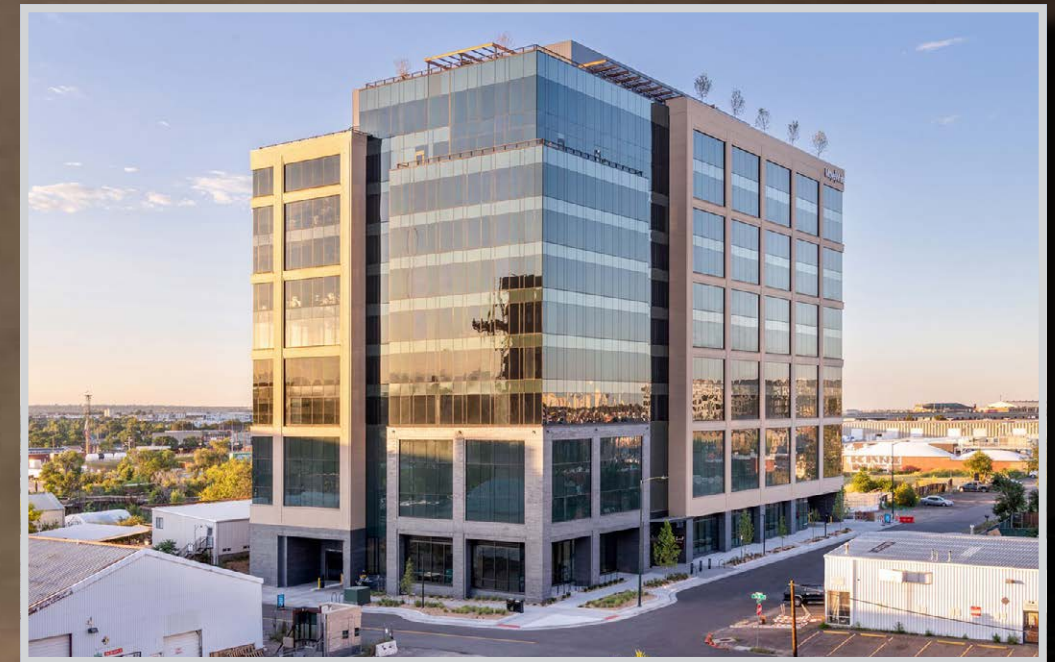


# The Current

RIVER NORTH



LOCATED INSIDE THE CURRENT RIVER NORTH

FUTURE COFFEE SHOP OR BAKERY SPACE AVAILABLE

*Spectacular RiNo Retail Opportunity*  
3615 DELGANY STREET, DENVER, CO 80216



**Kelly Greene**  
kgreene@legendLLP.com  
720.529.2983

**Brett Haskins**  
bhaskins@legendLLP.com  
720.529.2984

**LEGEND**  
PARTNERS ■■■■

# The Current



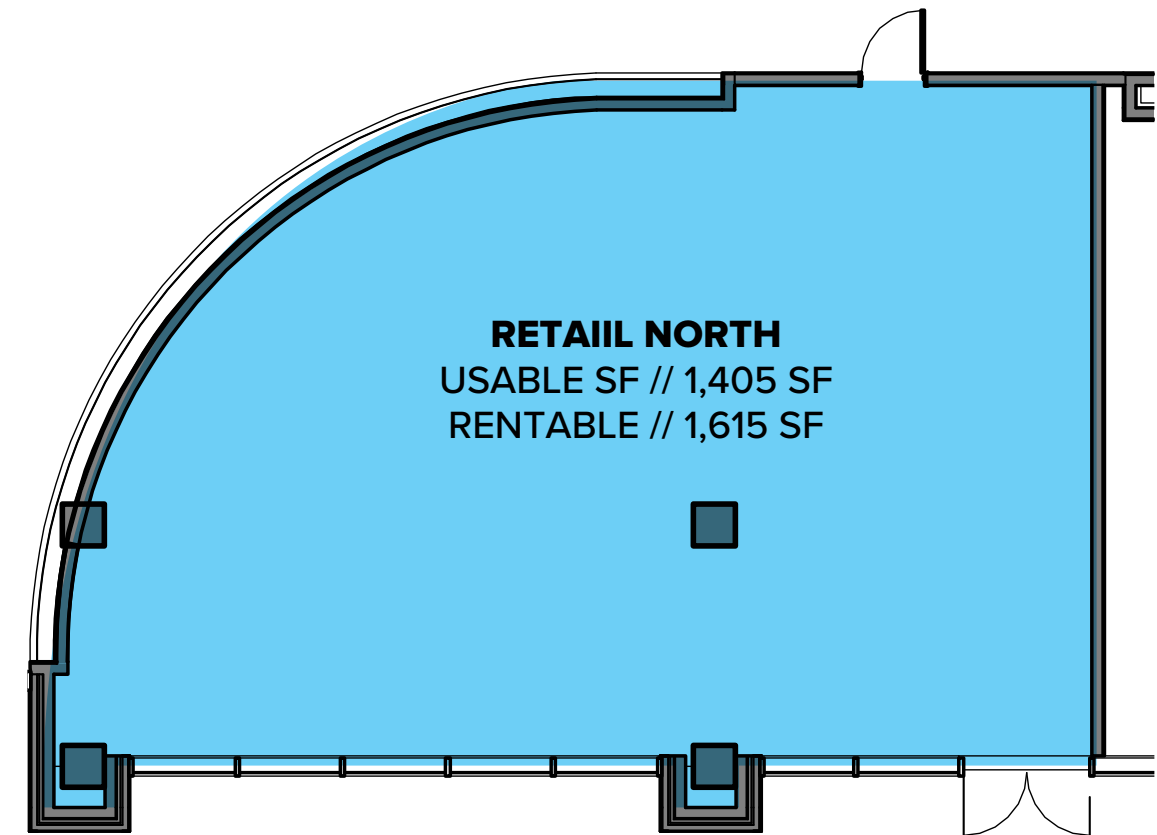
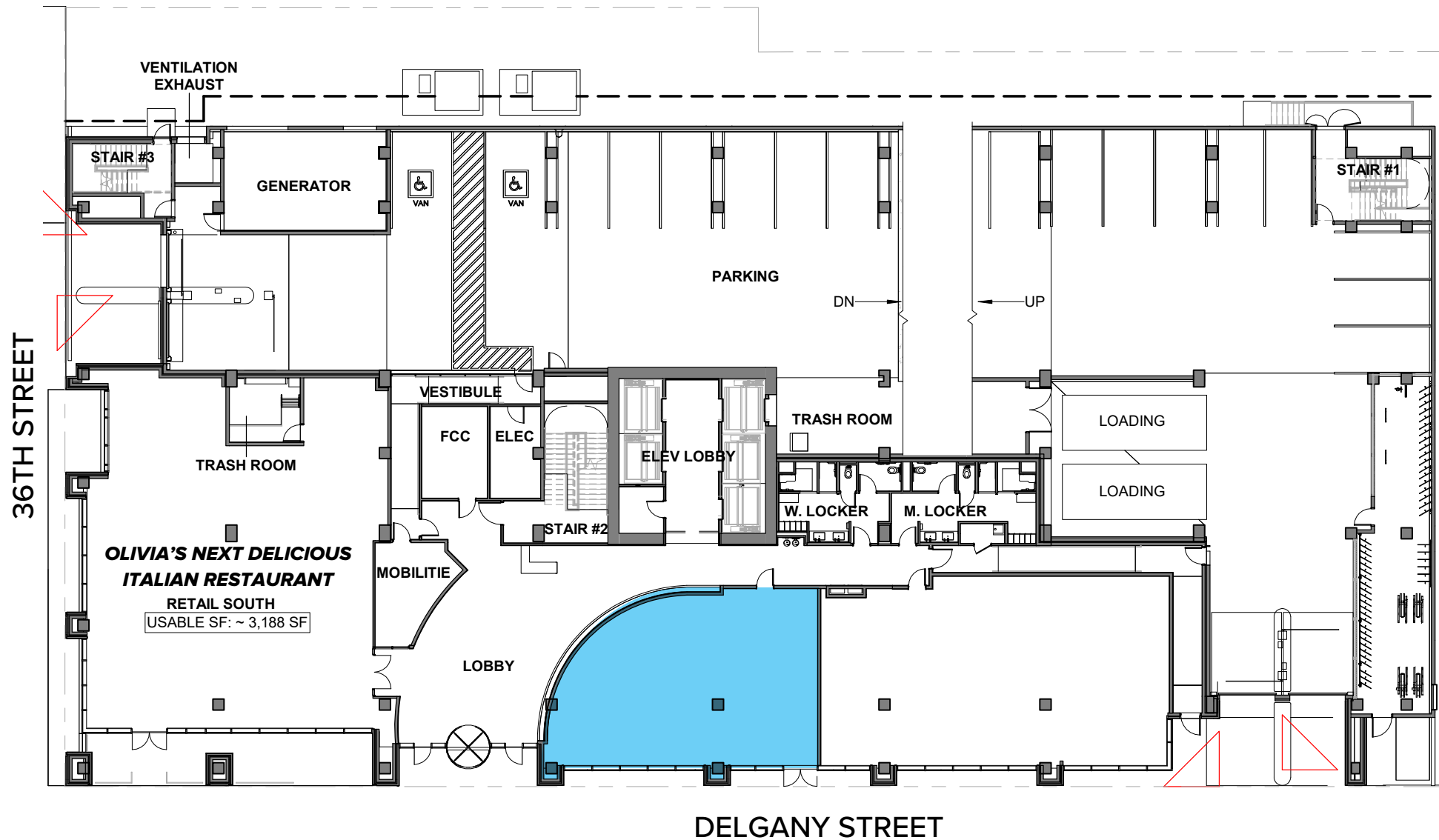
VIEW PANORAMA PHOTO



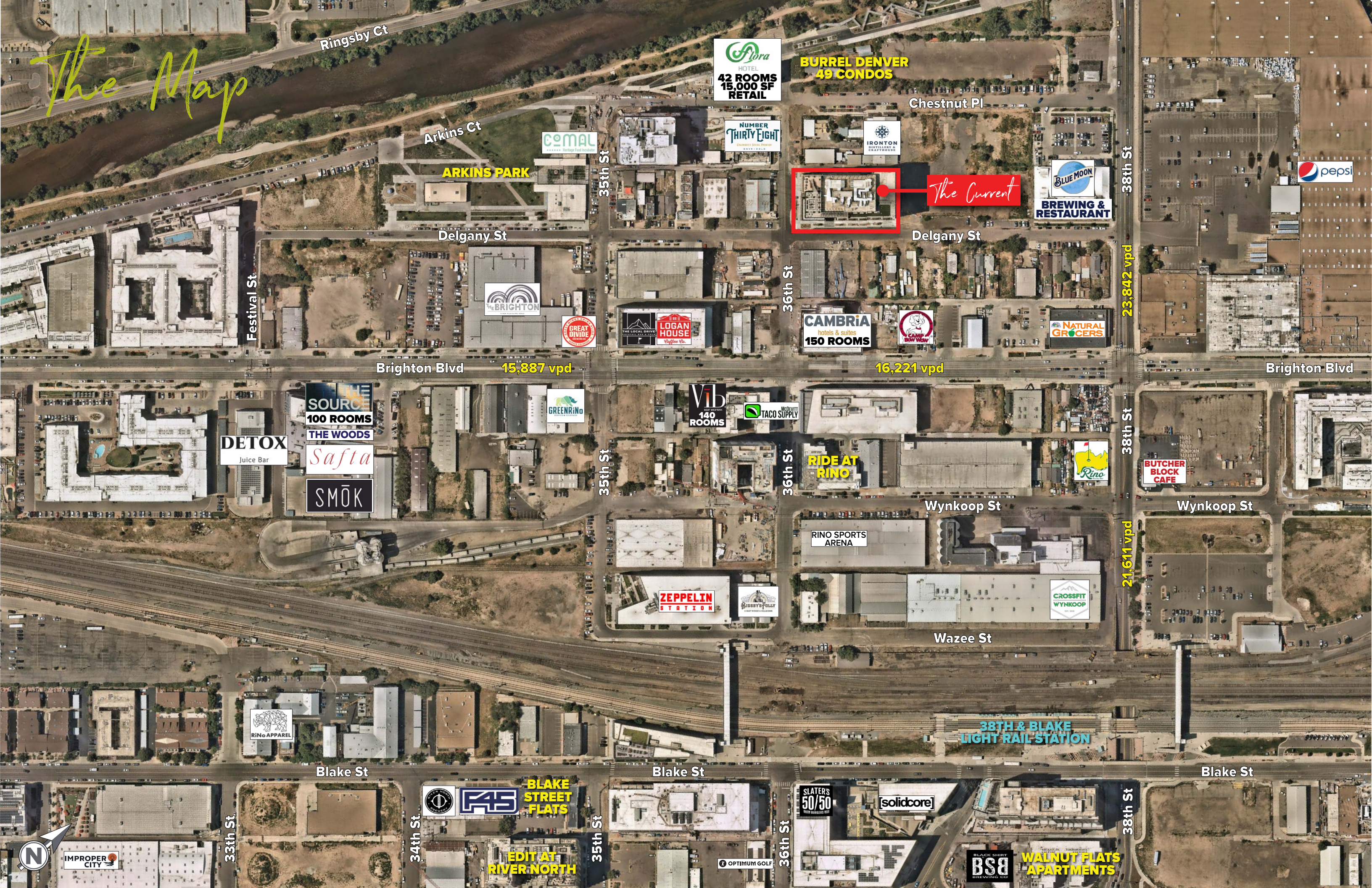
\* ALL RENDERINGS ARE HYPOTHETICAL AND NOT REPRESENTATIVE OF ACTUAL FINISHES IN THE SPACE

# The Plan

The Current is a **state-of-the-art Class A office building** containing approximately 240,000 SF on the corner of 36th Street and Delgany Street in Denver's River North neighborhood. The Current is **strategically located four blocks from the 38th & Blake Street light rail station, two blocks from the Platte River bike trail and a two-minute drive from Interstate 70**, providing exceptional multimodal transportation access. The building features many unique amenities including a **100+ person conference center, multi-level top-of-building Great Room, indoor / outdoor rooftop even space, and all with unrivaled views of the Denver Skyline and Colorado's Front Range.**



# The Map



Ringsby Ct

Arkins Ct

ARKINS PARK

Delgany St

Festival St

Brighton Blvd

15,887 vpd

SOURCE  
100 ROOMS

THE WOODS

DETOX  
Juice Bar

Safta

SMÖK

GREENRINO

VIB  
140 ROOMS

TACO SUPPLY

35th St

36th St

RIDE AT RINO

Wynkoop St

38th St

21,611 vpd

BUTCHER BLOCK CAFE

Wynkoop St

ZEPPELIN STATION

RINO SPORTS ARENA

Wazee St

38TH & BLAKE  
LIGHT RAIL STATION

Blake St

Blake St

Blake St

BLACK SHIRT BREWING CO

F45

BLAKE STREET FLATS

35th St

EDIT AT RIVER NORTH

OPTIMUM GOLF

36th St

SLATERS 50/50

[solidcore]

BLACK SHIRT BREWING CO

WALNUT FLATS APARTMENTS

38th St

Flora HOTEL  
42 ROOMS  
15,000 SF  
RETAIL

BURREL DENVER  
49 CONDOS

NUMBER THIRTY EIGHT  
ESTABLISHED SOCIAL FINANCIAL  
SERVICES

IRON TON  
RESTAURANT  
CRAFTHOUSE

The Current

BLUE MOON  
BREWING & RESTAURANT

pepsi

THE BRIGHTON

GREAT DIVIDE

THE LOCAL SPIN  
LOGAN HOUSE  
Coffee Co.

CAMBRIA  
hotels & suites  
150 ROOMS

CAMP BOW WICH

NATURAL GROCERS

38th St

23,842 vpd

Brighton Blvd



IMPROPER CITY

33th St

34th St

35th St



36th St

38th St






# The Demographics



## FULL SERVICE RESTAURANT SPENDING

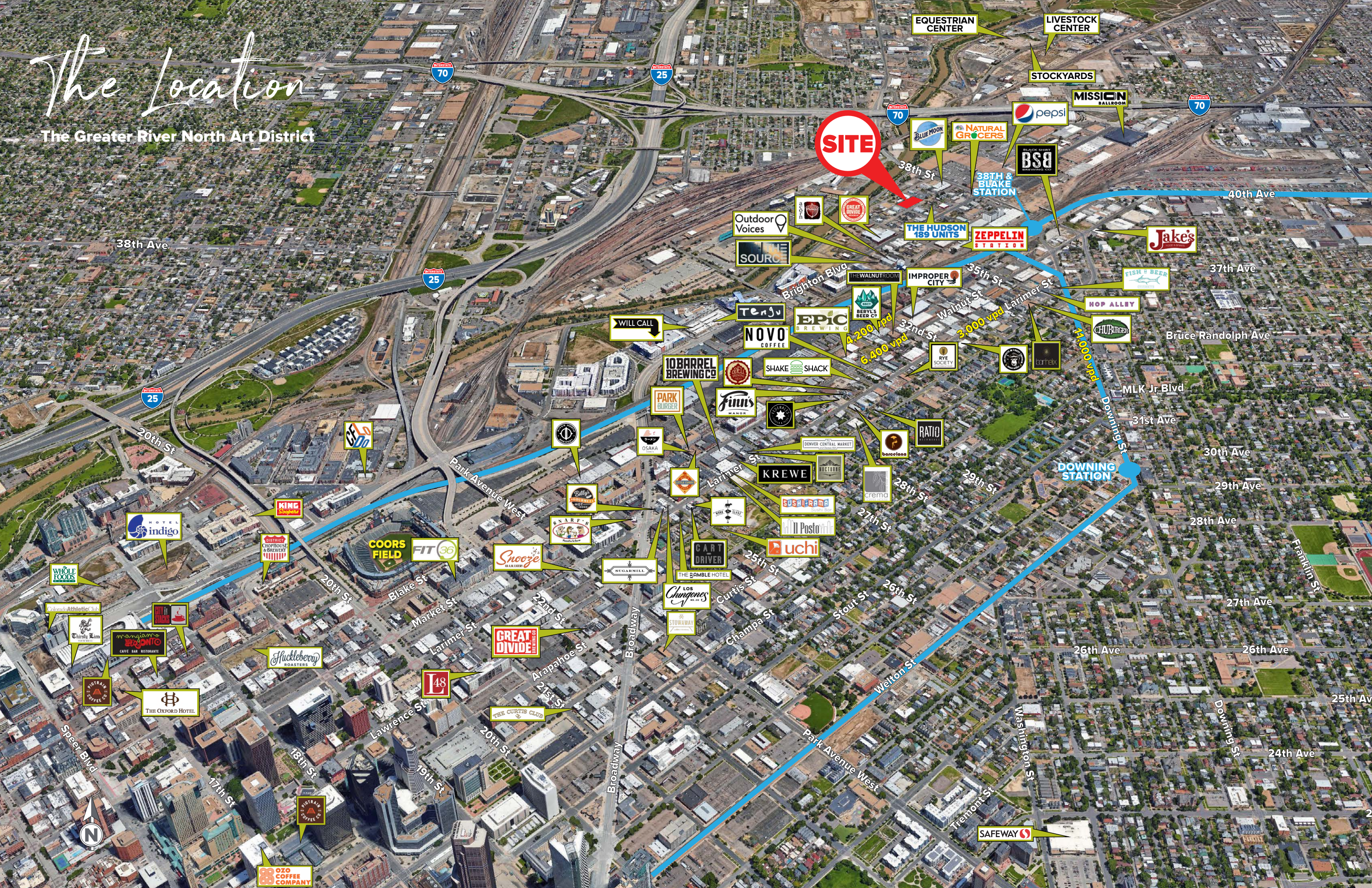
	2 MILE
 2024 MEALS AT RESTAURANTS / OTHER	\$242,483,966
 2024 BREAKFAST / BRUNCH	\$10,195,213
2024 LUNCH AT FULL SERVICE RESTAURANTS	\$30,198,789
2024 DINNER AT FULL SERVICE RESTAURANTS	\$72,336,437

## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
 2024 EST. POPULATION	21,527	184,142	435,092
2029 PROJECTED POPULATION	27,295	192,809	447,288
2024 EST. DAYTIME POPULATION	17,858	264,790	462,349
 2024 EST. AVG HH INCOME	\$121,567	\$135,764	\$143,245
 2024 EST. HOUSEHOLDS	10,089	98,883	210,346
 2024 EST. BUSINESSES	1,396	17,843	34,839
 COLLEGE DEGREE	58%	64%	58%

# The Location

## The Greater River North Art District



40,000 RSF  
OF CLASS-A  
OFFICE SPACE

DYNAMIC GLASS

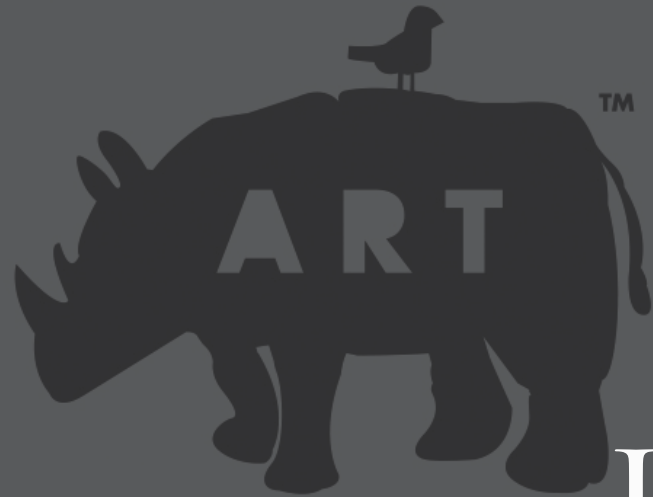
SCHNITZER WEST

MINDFUL

# The Current

RIVER NORTH

EASY  
COMMUTING



LEGEND  
PARTNERS ■■■■

2000 S. COLORADO BOULEVARD // COLORADO CENTER ANNEX 320 // DENVER, CO 80222

NATURAL LIGHT

ROOMS

FLEX



MEETIN



SECURE

PARK



VERED



ART



6  
OU  
TE

