



MIXED-USE RETAIL OPPORTUNITY

Property Highlights

Address	2800 Walnut St
Building	49,163 SF
Available	2,700 - 18,169 SF
Year Built	1952
Renovated	2017

2800
Walnut
Denver, CO

Nothing Without
Courage



Building 1

4,825 RSF

Property Highlights

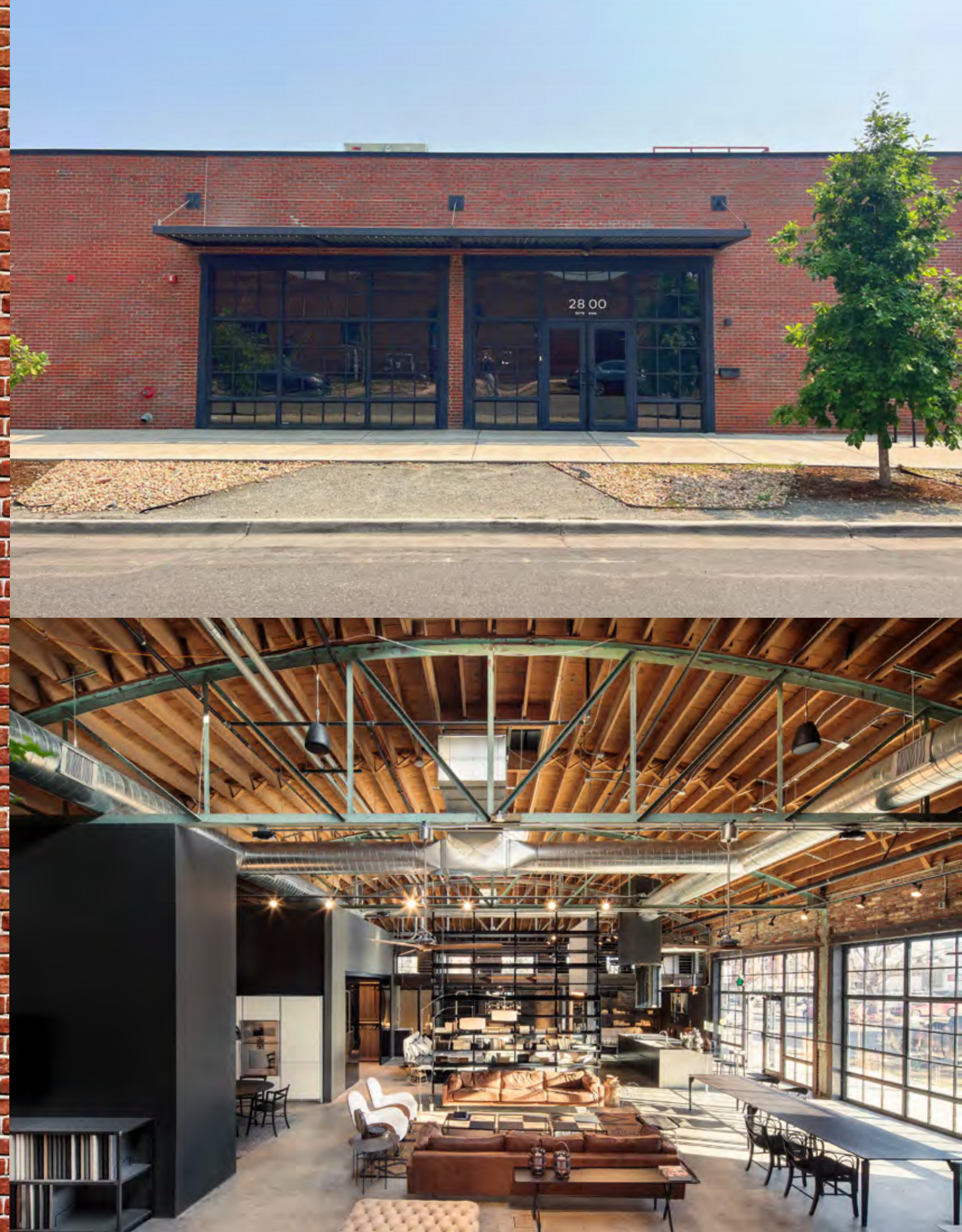
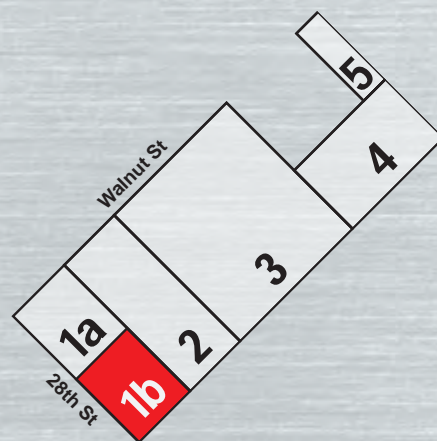
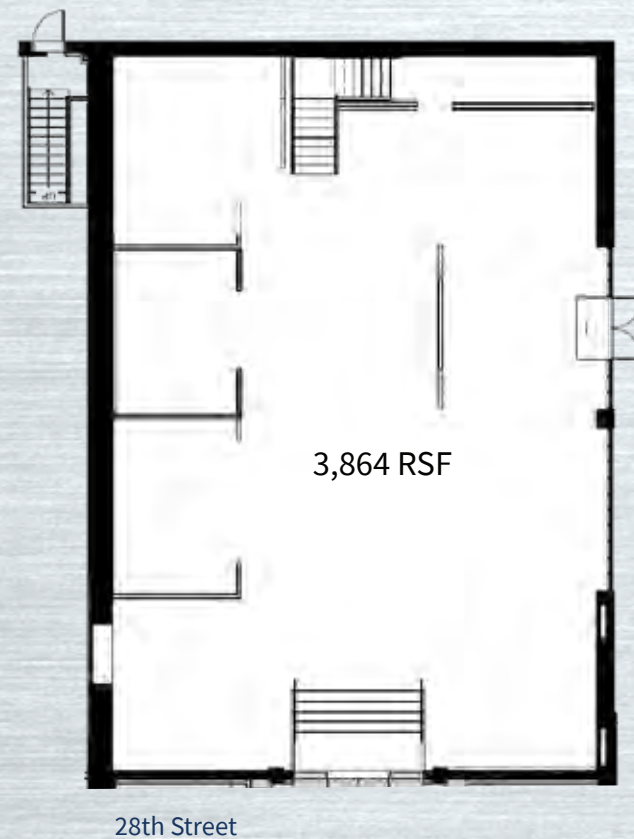
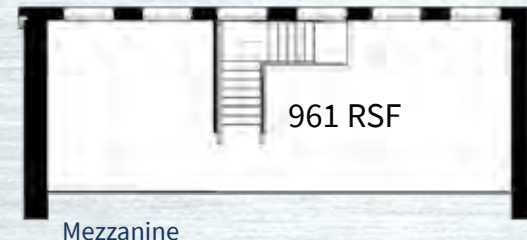
Hard Corner & Lower Level
space at lease negotiations
with national outdoor retailer

Availability

28th & Mezzanine: 4,825 RSF

Uses

Retail
Food & Beverage
Service
Speakeasy



Building 3

18,169 RSF

Property Highlights

Can be combined with 4 & 5
for up to 26,239 RSF

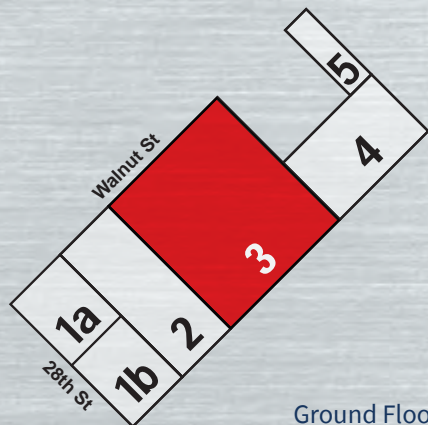
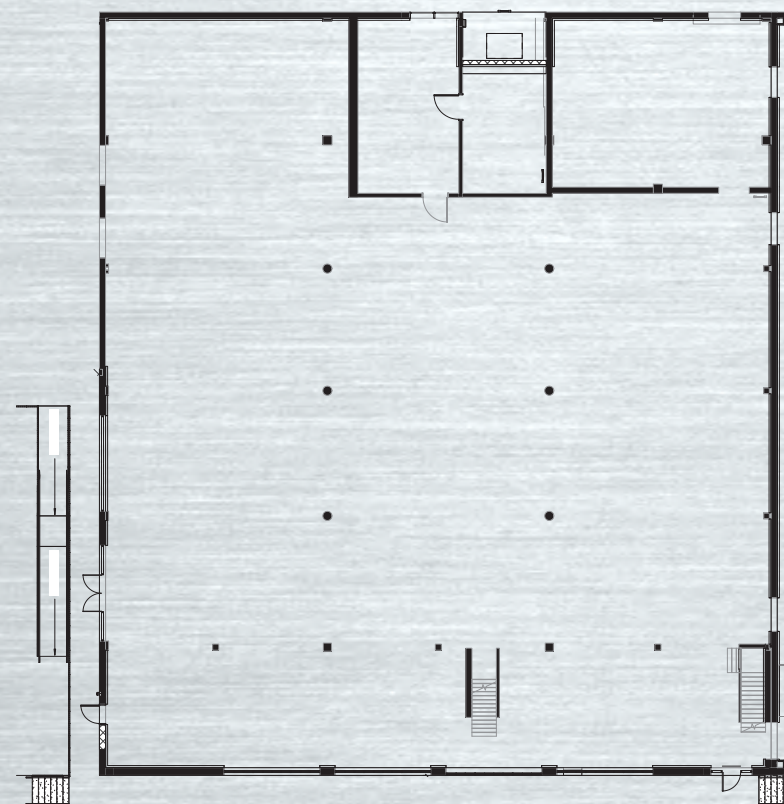
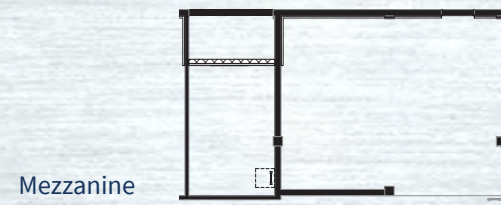
Availability

Ground Floor: 15,086 RSF

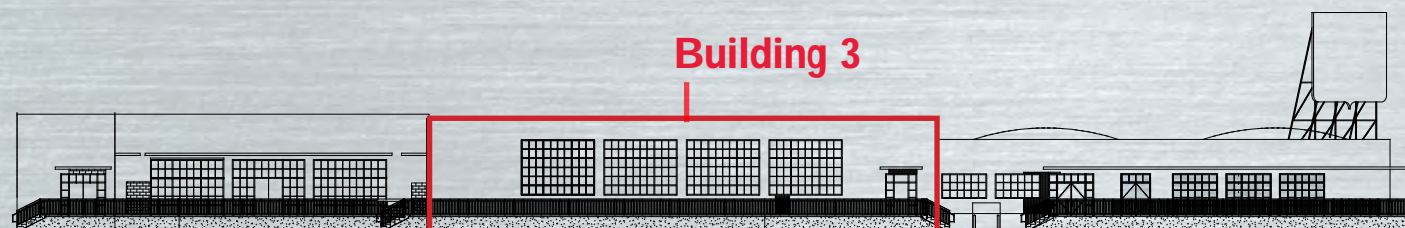
Mezzanine: 3,083 RSF

Uses

Office
Retail
Eatertainment



Building 3



Building 4/5

8,070 RSF

Property Highlights

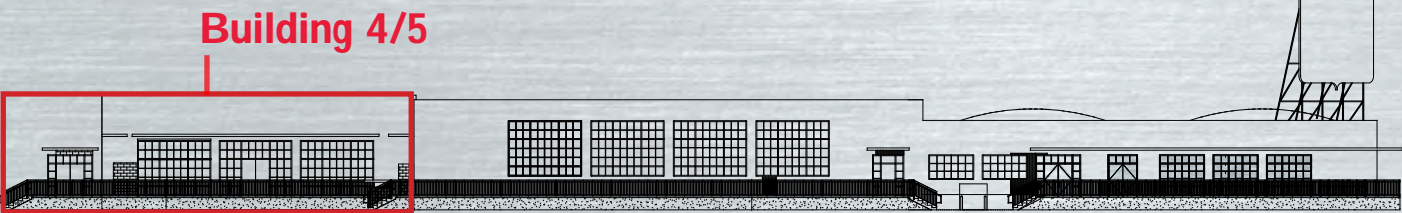
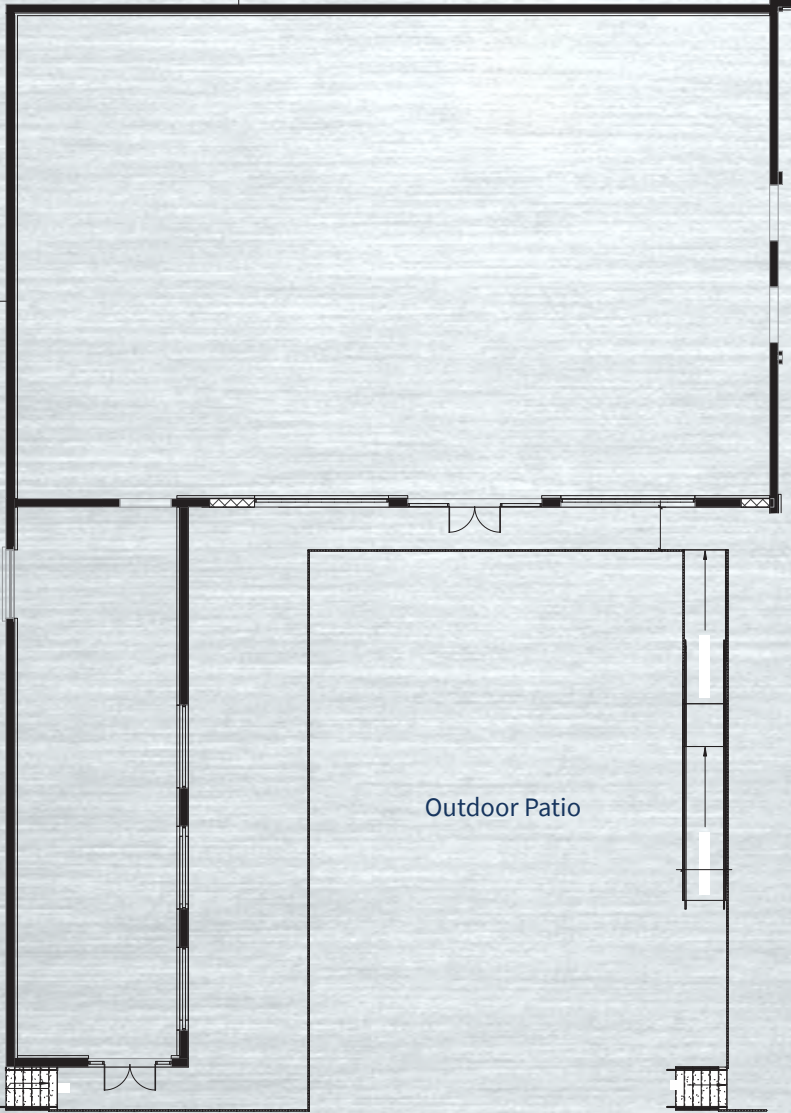
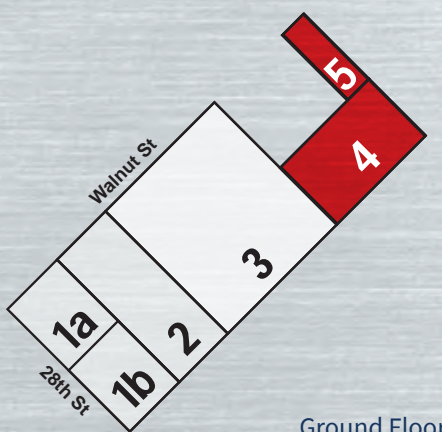
Large outdoor patio
Can be combined with 3
for up to 26,239 RSF

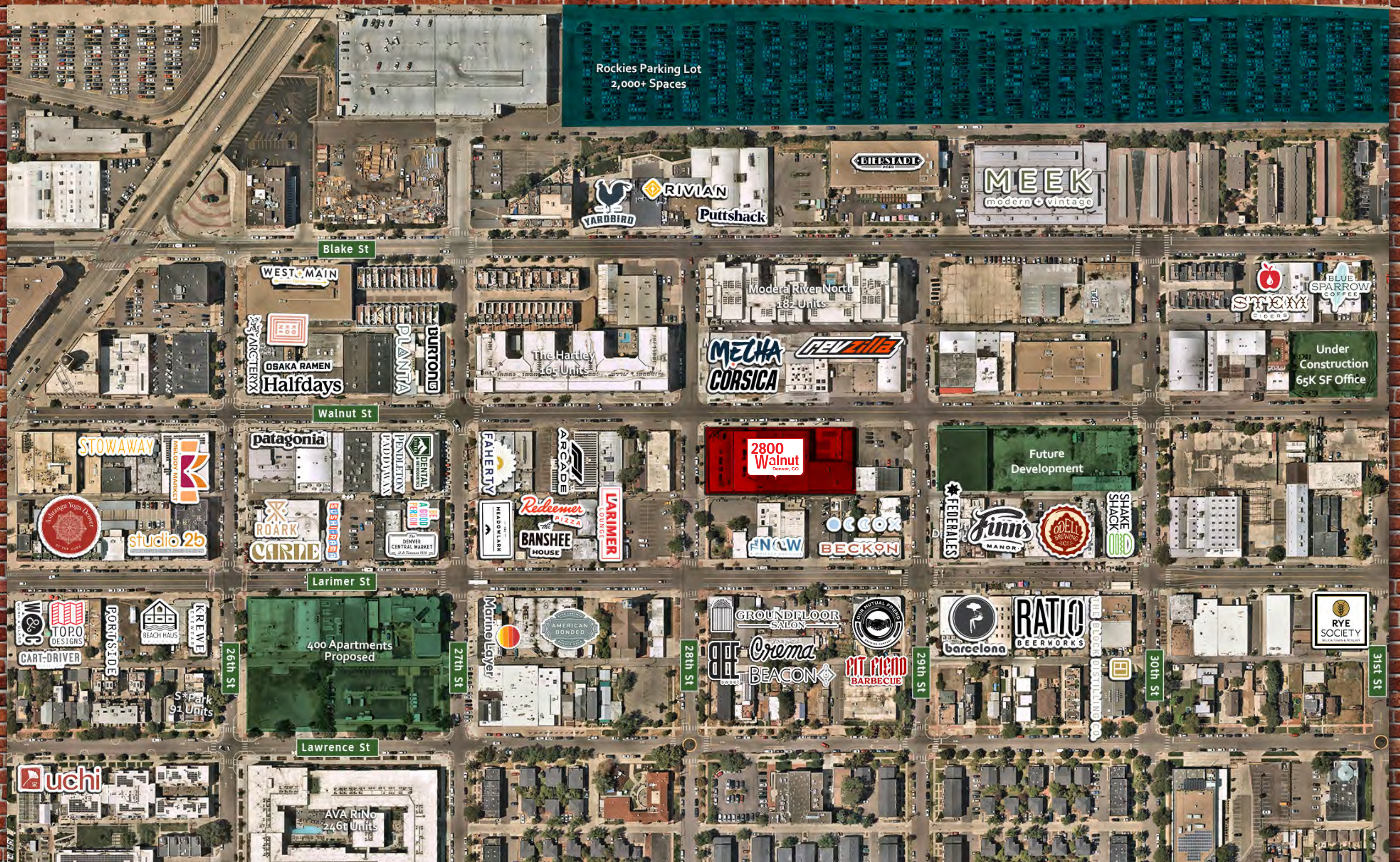
Availability

Ground Floor: 7,126 RSF
Mezzanine: 944 RSF

Uses

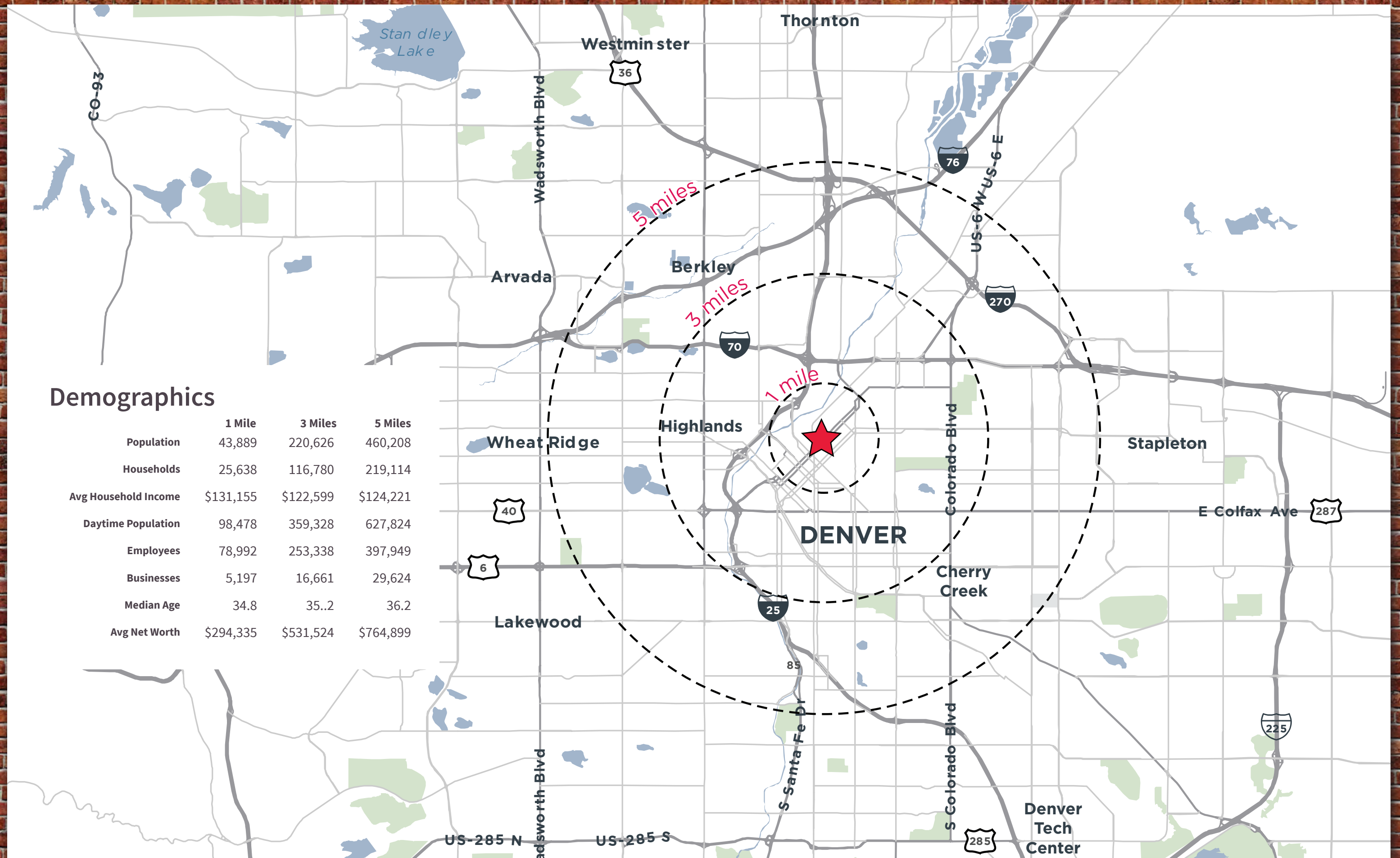
Office
Retail
Eatertainment





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





For leasing information:



SAM ZAITZ
+1 303 217 7977
Sam.Zaitz@jll.com

JEFF FELDMAN
+1 720 418 8053
Jeff.Feldman@jll.com

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