

# FOR LEASE

KAUFMAN HAGAN  
COMMERCIAL REAL ESTATE

# 3145 LARIMER ST

DENVER, CO 80205



## Property Summary

3145 Larimer is home to 2,500 SQ FT of retail/office space. The property is fully built out for dentist or med spa. With a walk score of 95, this property is primely located in the heart of RiNo, next to some of the best bars and restaurants that Denver has to offer.

## Property Highlights

- Located in the heart of RiNo
- Fully renovated for dentist or med spa
- New Roof 2019
- Newer HVAC
- Ample Power
- Dental equipment available

1888

YEAR BUILT

2,500 SF

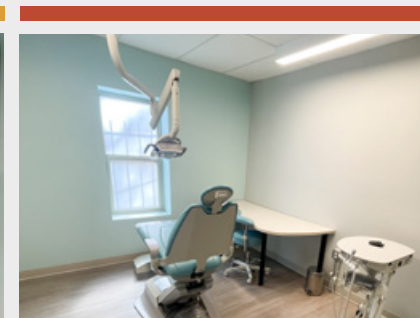
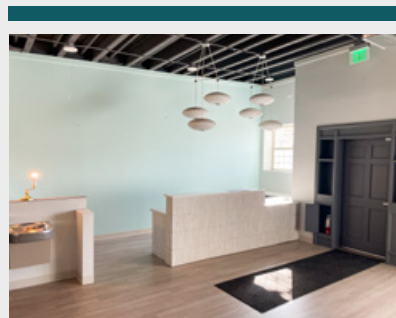
AVAILABLE SPACE

\$30.00/SF

NNN LEASE RATE

3,485 SF

LOT SIZE





# NEIGHBORHOOD:

RiNo Art District



96

WALK SCORE



98

BIKE SCORE



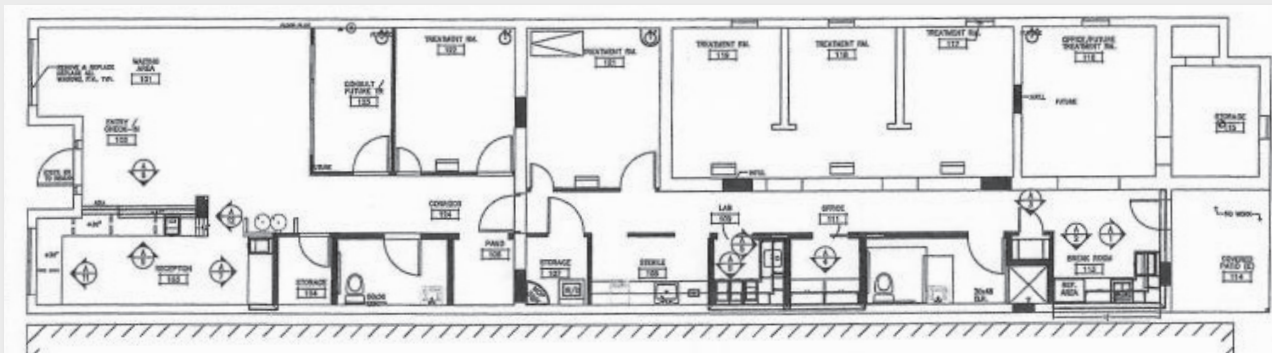
59

TRANSIT SCORE

DOWNTOWN DENVER CURRENTLY RANKED ONE OF THE BEST PLACES TO LIVE IN THE COUNTRY

The River North Art District “where art is made” goes by the nickname of “RiNo” and is a Walker’s Paradise. The district’s interesting blend of urban charm and unique industrial revival makes it a great destination for visitors. Historic warehouses and factories now house jazz bars, restaurants, brewpubs, art galleries and working studios. RiNo boasts a diverse mix of creative businesses ranging from visual artists, designers and furniture makers, to craft distillers and brewers, winemakers, creators of unique outdoor gear and small-batch coffee roasters.

## FLOOR PLAN



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NOW AVAILABLE FOR LEASE

## Demographics 2023

	1 MILE	2 MILES	3 MILES
2023 POPULATION	28,885	108,584	203,965
# OF HOUSEHOLDS	13,368	56,456	104,685
MEDIAN AGE	35.2	36.2	36.7
AVG HH INCOME	\$104,030	\$105,492	\$105,588

## KAUFMAN HAGAN

We specialize in acquisition and disposition brokerage services, property-value analysis, market insight and strategic ownership advisory. We cultivate opportunities for our investment partners and local community with a deep understanding of real estate and its value in all of our lives. More than anything, we have a profound respect for how important real estate decisions are for our investment partners.

BROKERED SALES  
**\$700M+**  
CLOSED TO DATE

COMBINED EXPERIENCE  
**70+**  
YEARS

TRANSACTION VALUE  
**\$115M**  
CURRENTLY ACTIVE



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