

**FOR SALE**

**FLAGSHIP RESTAURANT/RETAIL OPPORTUNITY**



**2401  
LARIMER  
STREET**

**DENVER, CO**

# 2401 LARIMER STREET

2401 Larimer Street presents a rare flagship restaurant/retail opportunity at the gateway to Denver's vibrant RiNo district. Fully restored and redesigned in 2022, the property earned the Mayor's Architectural Design Award in 2024 for its transformation of a historically contributing 1939 building.

## HIGHLIGHTS

- Prime hard-corner location at Larimer & 24th Street with exceptional visibility, *6,246 VPD on Larimer Street*
- Dedicated parking, adjacent lot with 22 spaces—an uncommon advantage in Denver
- Flexible interior layout with opportunities for customization
- Outdoor patio plus potential for a rooftop build-out
- Thoughtfully designed landscaping, creating a green oasis in the urban core
- A one-of-a-kind retail or restaurant setting in the heart of RiNo

## PRICING & TAXES

**Sale Price:** \$3,950,000

- FF&E not included. Can be handled by separate transaction

**Taxes:** \$83,756.80

- 2401 Larimer: \$60,855.04
- 2400 Walnut (Parking Lot): \$22,901.76

## LISTING CONTACTS

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# BUILDING DETAILS

6,514 SF

## SIZE

540 SF

## PATIO

22 Spaces

## PARKING

17'

## CEILINGS

C-MX-5

## ZONING

Larimer & 24th Street

## HARD CORNER

## RECENT IMPROVEMENTS *(2022)*

- **ROOF:** New
- **ELECTRICAL:** 100% new; new transformer; 800 amp service; dedicated lines for coolers
- **HVAC:** 3 new hospital-grade Aeon units (18, 6, 2 ton)
- **PLUMBING & GREASE TRAP:** 100% new plumbing; plumbed 2-tank grease trap (60 & 120 gal) with exterior pump access
- **SECURITY:** New system w/ glass break + motion sensors; 2 panic buttons; full camera coverage (interior, exterior, parking lot)
- **LIGHTING:** New interior lighting; new exterior lighting (full coverage + rooftop blade)



**Prominent  
Signage  
Opportunity**

# SEE YOURSELF ON LARIMER STREET





# SITE PLAN

6,514 SF  
**BUILDING SIZE**

0.14 AC  
**BUILDING LOT SIZE**

540 SF  
**PATIO**

0.28  
**TOTAL ACREAGE**

22 Spaces  
**PARKING**

0.14 AC  
**PARKING LOT SIZE**

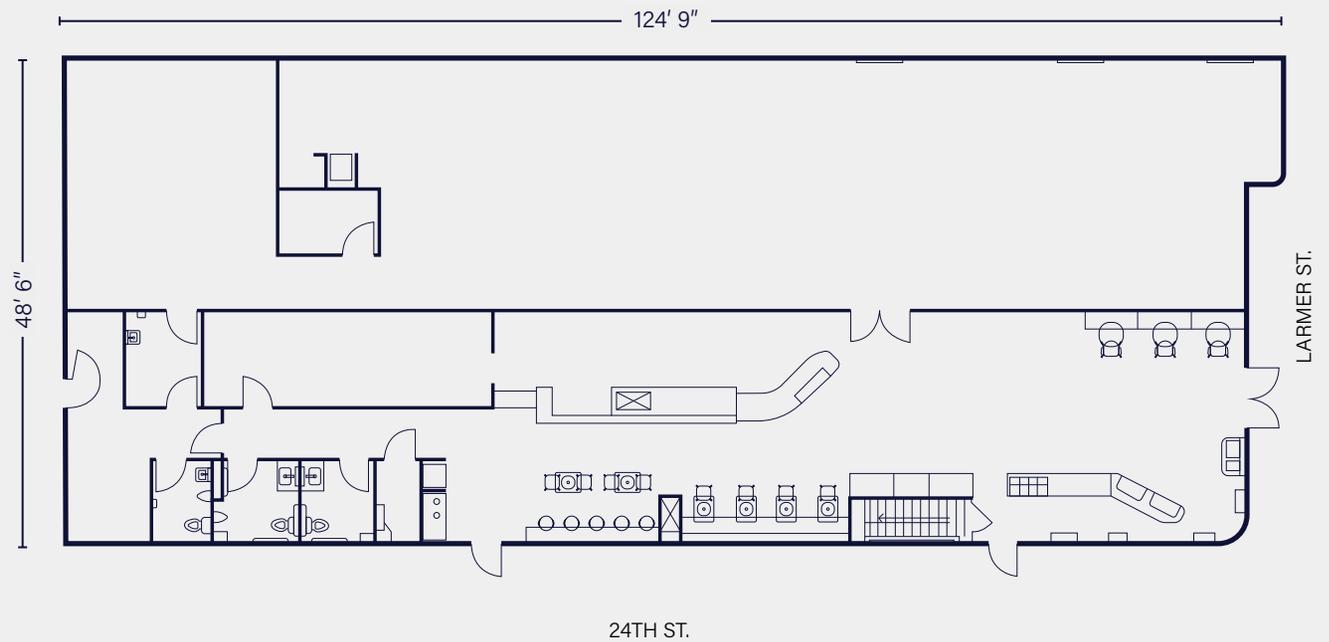


# FLOOR PLAN

6,514 SF  
**BUILDING SIZE**

5,908 SF  
**FIRST FLOOR**

606 SF  
**BASEMENT**



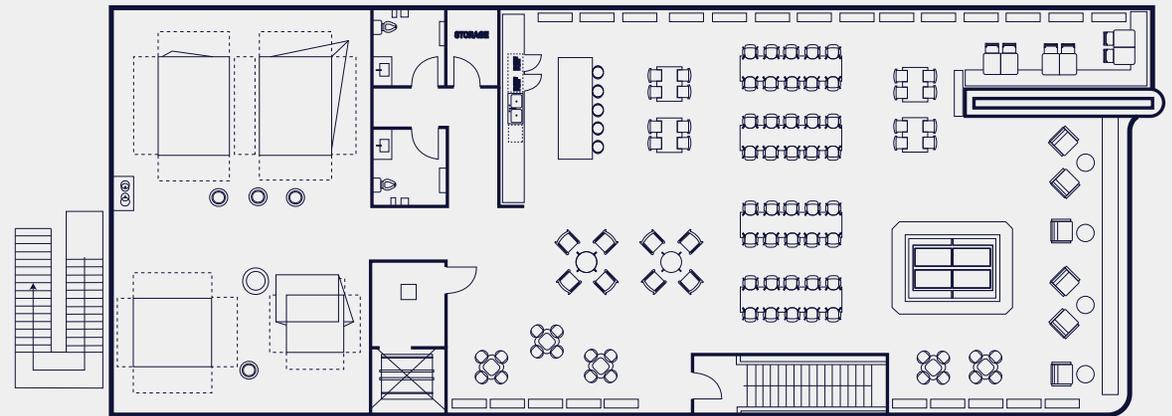
First Floor Plan



# ROOFTOP OPPORTUNITY

2401 Larimer Street presents a rare rooftop opportunity designed to elevate one of Denver's most distinctive properties. With detailed plans already in place, the rooftop concept blends modern flexibility with historic charm.

- Two private restrooms and a small kitchen for event functionality
- Built-in seating and planters for a refined outdoor atmosphere
- Partially covered area for adaptable use in any weather
- Sweeping views of downtown Denver — perfect for private events or retail concepts
- Seamless integration with the building's award-winning restoration



Conceptual Rooftop Plan

## SERVICES

### ■ 74 Hotels & 299

Restaurants Located  
within a 1-mile radius

## ATTRACTIONS

■ **3** Major League  
Sports Stadiums  
attracting a total of  
**5.1M** Visitors/Year

■ **13** Music Venues  
in the Downtown/  
RiNo Area

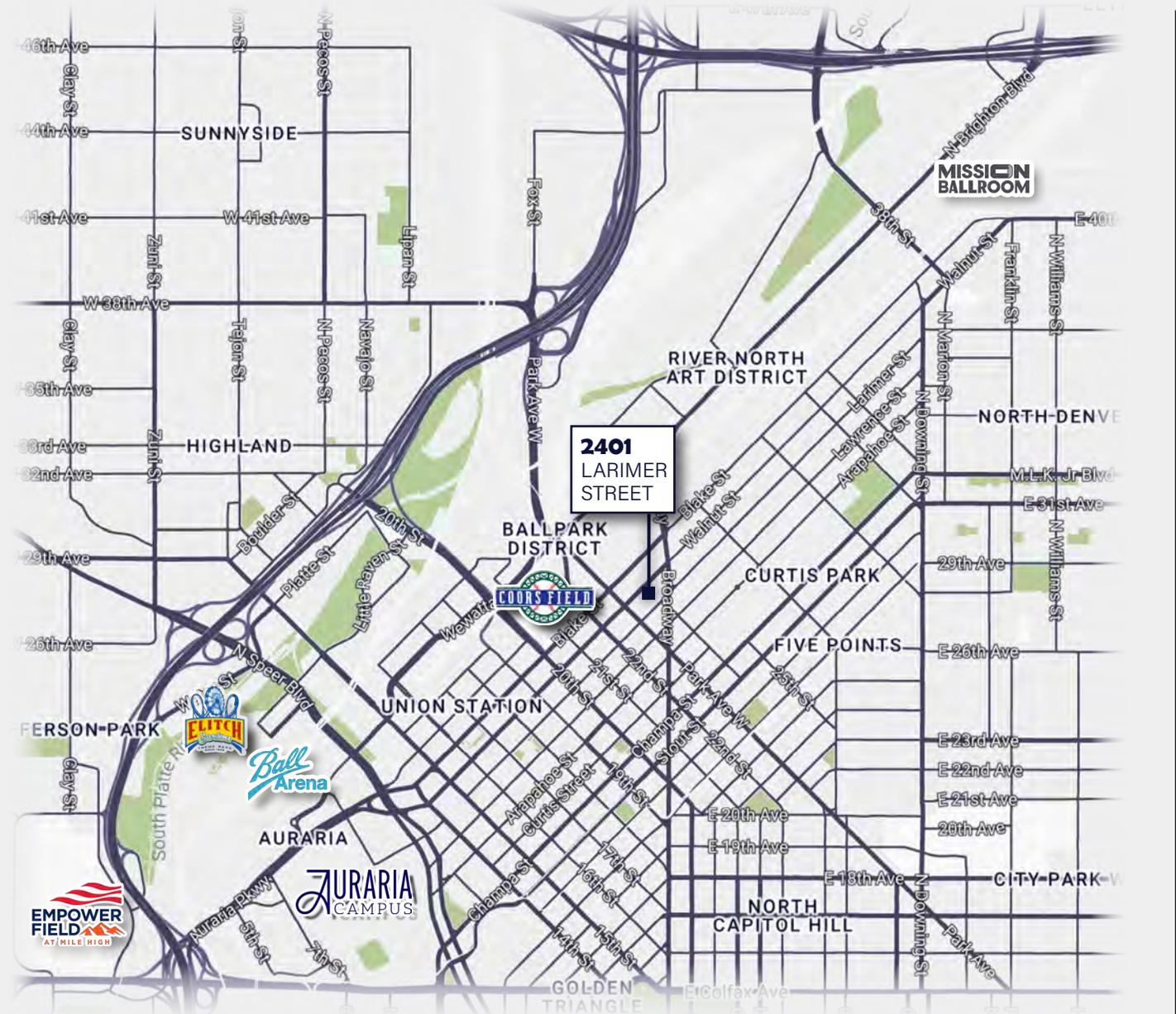
## WORKFORCE

■ Over **130,000**  
People Working in  
Downtown Denver

## EDUCATION

■ Over **43,000**  
students & **5,000**  
staff members at  
the Auraria Campus

# PRIME LOCATION



# RINO DISTRICT

2401 Larimer Street sits at the entrance to Denver's two-mile RiNo District—connecting West and East RiNo along the district's main corridor. This high-visibility spot offers constant exposure to both vehicle and foot traffic, surrounded by some of Denver's most popular restaurants and retailers

- Prime corner location at RiNo's main entrance
- Connects West & East RiNo - heavy vehicle/foot traffic
- Located on Larimer Street - RiNo's main corridor
- Larimer Street - 6,246 vehicles/day
- Broadway - 21,013 vehicles/day (visible from site)



## AROUND THE NEIGHBORHOOD





**VIEW FROM ABOVE**  
**LOOKING SOUTHWEST**





# VIEW FROM ABOVE LOOKING NORTHEAST



# RINO'S ENERGY

RiNo is Denver's premier destination for restaurants, blending unmatched accessibility with **nonstop energy**. With direct rail access, Walk Scores up to 97, and a built-in base of residents and visitors, the neighborhood delivers constant foot traffic. Anchored by Michelin-recognized dining, buzzing food halls, and a nationally known art and music scene, RiNo attracts locals and tourists alike. Backed by a renewed 10-year BID & GID that fuels events and street-level activations, this is a district where restaurants don't just open—they thrive.

## **ALL DAY ENERGY**



Denver's **37.1 million annual visitors**, combined with a growing residential pipeline and nearby office workers, create steady demand from morning coffee through late-night dining and entertainment.

## **UNMATCHED ACCESS**



Direct rail access to DIA and Downtown plus **Walk Scores up to 97** make RiNo one of Denver's most connected and walkable neighborhoods.

## **CULINARY CREDIBILITY**



The district is home to Michelin-starred Beckon, Bib Gourmand Hop Alley, and multiple destination food halls that cement RiNo's status as a culinary hotspot.

## **CROWDS & CULTURE**



A renewed 10-year BID & GID ensures consistent investment in monthly art walks, seasonal festivals, and neighborhood activations that keep streets lively year-round.



# THE MILE HIGH ADVANTAGE

From bustling airports and booming tourism to a vibrant, food-loving local community, Denver is hungry for more. The Mile High City combines opportunity, culture, and spending power making it a prime spot for restaurant success.

## DEMAND DRIVERS

- **Record airport throughput:** Denver International Airport handled 82.36M passengers in 2024 (all-time high, +5.8% YoY) — a steady pipeline of diners through a major U.S. hub. *(Denver International Airport)*
- **Tourism holding at historic peaks:** 37.1M visitors in 2024, generating \$10.3B in visitor spending that directly benefits restaurants; tourism supports ±73,500 metro jobs. *(Denver Gov)*

## SPENDING POWER & TARGETABLE DEMOGRAPHICS

- **Young, educated customer base:** City median age 35.4 with 57.9% holding a bachelor's degree or higher — a profile correlated with higher "food-away-from-home" spend. *(Census Reporter)*
- **Income to support dining out:** Denver city median household income: \$94,157 *(Census Reporter)*

## CULINARY MOMENTUM

- **MICHELIN recognition draws destination diners:** In 2025, Denver's The Wolf's Tailor earned Colorado's first-ever two-star rating; several other Denver restaurants hold stars/Bib awards — strong national visibility for the scene. *(MICHELIN Guide)*

## DEMOGRAPHICS

Denver, CO

**762,261** POPULATION

**900,185** DAYTIME POPULATION

**338,523** EST. HOUSEHOLDS

**\$142,881** AVG. HH INCOME

Source: Esri | Year: 2025

2401 Larimer Street

	1 Mile	3 Miles	5 Miles
<b>Population</b>	5,119	85,313	165,685
<b>Daytime Population</b>	15,588	109,137	185,417
<b>Avg. HH Income</b>	\$99,563	\$102,995	\$109,814
<b>Estimated HHs</b>	2,093	34,082	69,480

Source: Esri | Year: 2025

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