



ZALL
COMMERCIAL
REAL ESTATE

2944 Larimer Street
Denver, CO 80205

Restaurant / Coffee / Bar Space in the Heart of RiNo



FOR LEASE

- 4,000 SF Single-story mixed-use property
- Fantastic building in the heart of RiNo Art District of Denver
- 4-6 onsite parking spots + free street parking
- Patio
- High ceiling and skylights
- Hippest block in Denver

For leasing information, contact

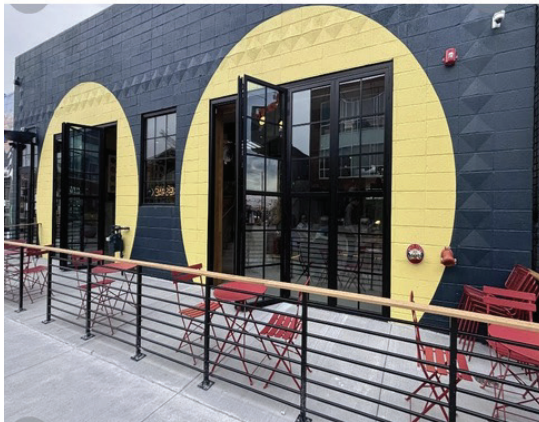
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Kyle Framson
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303.947.0148

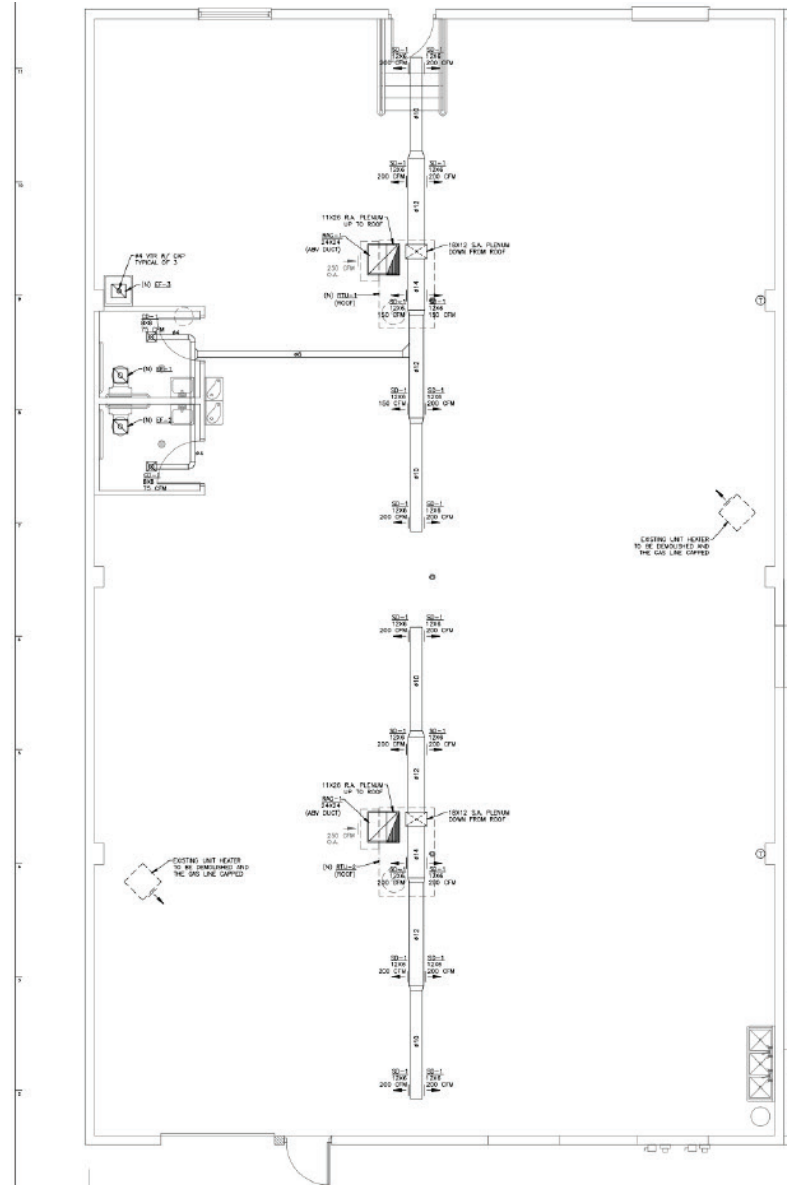
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ZALL COMPANY
2946 Larimer Street
Denver, CO 80205
zallcompany.com

Area Tenants



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Denver, CO 80205



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Interior

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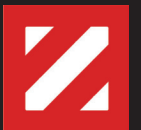
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Surrounding Neighborhood

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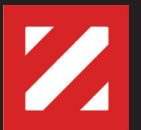


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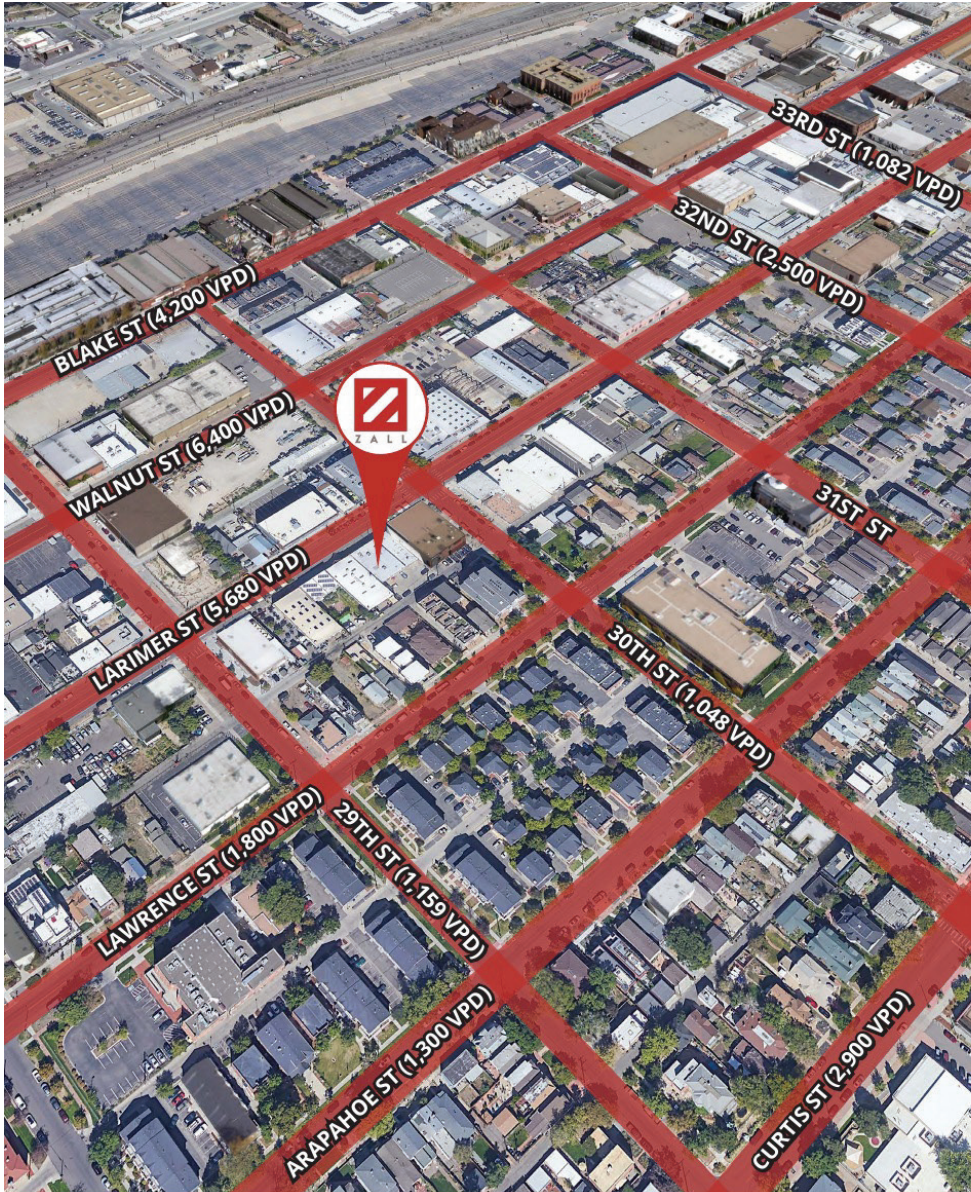
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Demographics

.25 Mile

1 Mile

3 Miles



Households

1,210

32,018

216,103



Average Household Income

\$109,210

\$101,929

\$107,969



Median Age

33.6

33.5

35.1



Population

2,396

32,018

216,103



Average Daily Traffic

Larimer St.
5,680 VPD

Downing St.
11,000 VPD

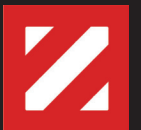
Broadway
19,000 VPD

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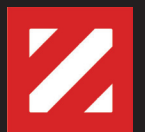


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