

An architectural rendering of the Larimer Yards building and courtyard. The building features a modern design with a white facade, green accents, and a large glass-enclosed courtyard. A woman in a green dress is walking in the courtyard. The text is overlaid on a white rectangular background.

LARIMER YARDS

RIVER NORTH | DENVER

BREAKING GROUND SUMMER 2026

ZALL COMPANY

2946 Larimer Street
Denver, CO 80205
zallcompany.com



Retail and Restaurant Space For Lease

3518 Larimer Street, Denver CO

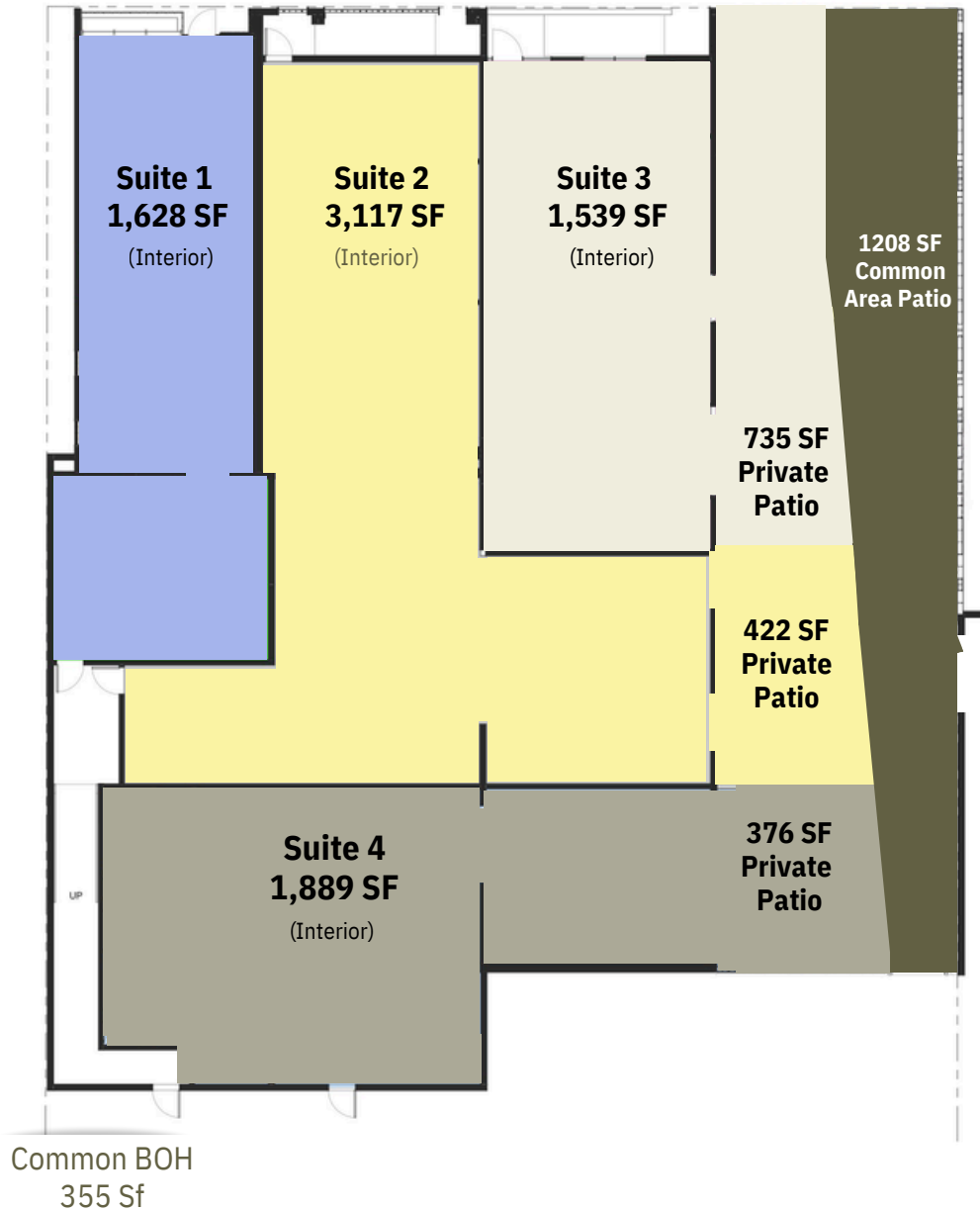
RiNo, Denver

LARI
MER
YARDS

Floor Plan

Larimer Yards Retail
3518 Larimer St, Denver, CO

ART DISTRICT
PLAZA



<u>Suite</u>	<u>Size (SF)</u>	<u>Patio (SF)</u>	<u>Ideal For</u>
Suite 1	1,628 SF	50 SF Patio	Specialty Coffee Eatery & Cafe
Suite 2	3,117 SF	422 SF Private Patio	Full-Service Restaurant
Suite 3	1,539 SF	735 SF Private Patio	Cafe/Dining Cocktail Bar Brewery/Winery
Suite 4	1,889 SF	376 SF Private Patio	Boutique Fitness Beauty + Aesthetics Wellness Services Creative Office

*Suites 1, 2 & 3 are fully equipped for food & beverage use including Power, Sewer, Grease Trap & HVAC

LARI
MER
YARDS

Join RiNo Neighbors

patagonia®

Halfdays

Proof
Wine & Spirits

JETSET
MODERN PILATES



The
ROSEMONT
BARBERS
TRADITIONAL PRACTICES • MODERN TECHNIQUES

ARCADE

DiO Mio
HAND MADE
PASTA

COFFEE SARAP

Safta
BY ALON SHAVA
—1964—

SANDBOX^{VR}

TOPO
DESIGNS

PENDLETON®

HOP ALLEY

COLORADO
SAKE CO



barcelona

SHAKE SHACK®

TEMAKI
den

BOOST
STUDIOS

POINT
CREATIVE
SUPPLIES

LARI
MER
YARDS

BURTON

free people
MOVEMENT

About RiNo

Demographics

	1-Mile Radius	3-Mile Radius	5-Mile Radius
Population	25,027	204,400	459,952
Average HH Income	\$133,889	\$129,468	\$133,710
Households	12,316	108,034	219,114
Median age	35.5	36.5	37.1



Where old meets new - this adaptive reuse project preserves the charm of a classic Larimer Street building, reimagined with clean, intentional design and architectural integrity for a new RiNo retail development breaking ground in 2026.

Positioned along Larimer Street, the epicenter of RiNo's retail and nightlife corridor, Larimer Yards benefits from strong pedestrian activity, a dense daytime population, and convenient access to major transit, including the 38th & Blake A-Line station with direct connectivity to Union Station and Denver International Airport.

RiNo serves as a premier destination for art, tourism, and experiential retail, attracting both local residents and visitors alike - making this an ideal opportunity for a retailer to establish a presence in one of Denver's most sought-after neighborhoods



LARI
MER
YARDS



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For pricing and leasing information, contact

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