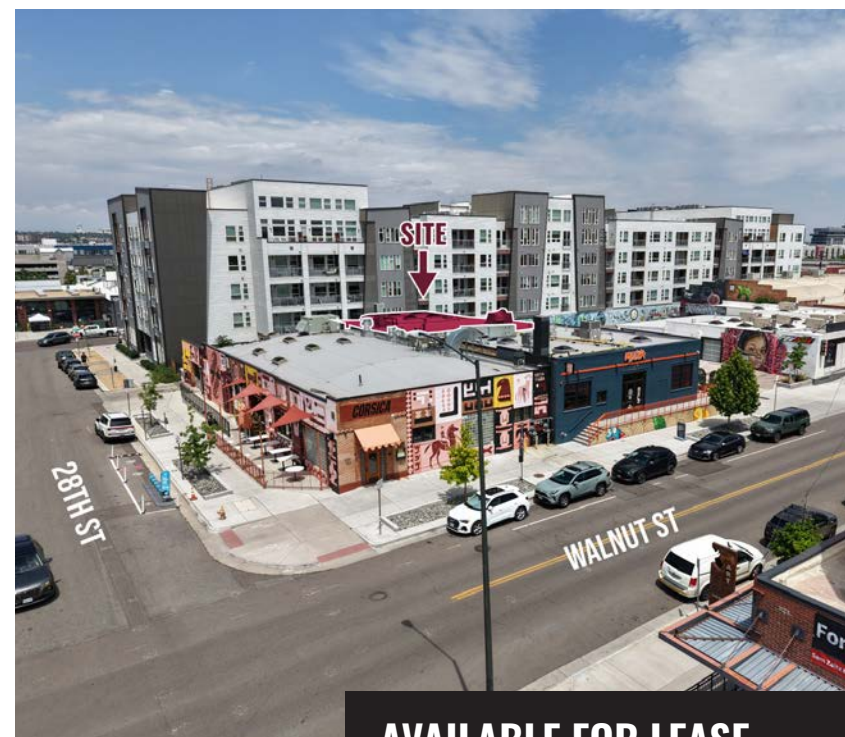




AVAILABLE FOR LEASE

2801 Walnut Street

#120 | DENVER, CO 80205

PROPERTY HIGHLIGHTS

- Large Patio and proposed renovation
- Adjacent to Corsica Wine Bar and Mecha Noodle
- Creative Landlord open to various deal structures



BLAKE ST


MODERA
BY MILL CREEK
RIVER NORTH

SITE

UNIT #120
3,200 SF

PATIO

303
OCTANE
ALLEY
Shift Into High Gear

CORSICA

MECHA

REV


ERICMOTORSPORTS.COM

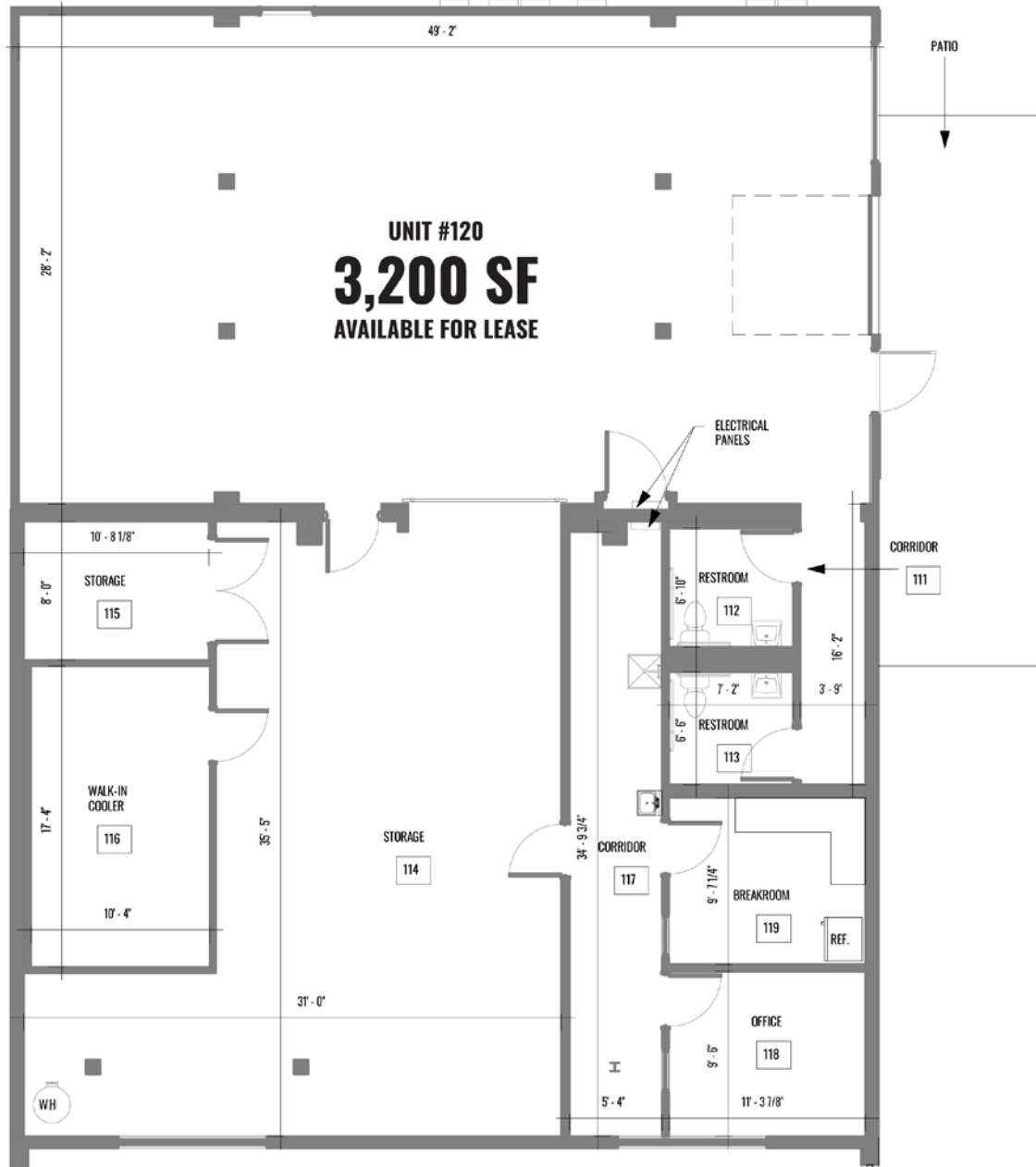
28TH ST

WALNUT ST

29TH ST



SITE PLAN





RevZilla - Motorcycle Part & Gear



Corsica Wine Bar



Mecha Noodle Bar

DEMOGRAPHICS

Categories	1 mile	2 mile	3 miles
Estimated Population	22,982	115,275	218,417
Average Household Income	\$135,123	\$144,324	\$145,061
Daytime Population (Employees)	38,460	232,717	377,930
Number Of Businesses	3,038	16,232	28,874

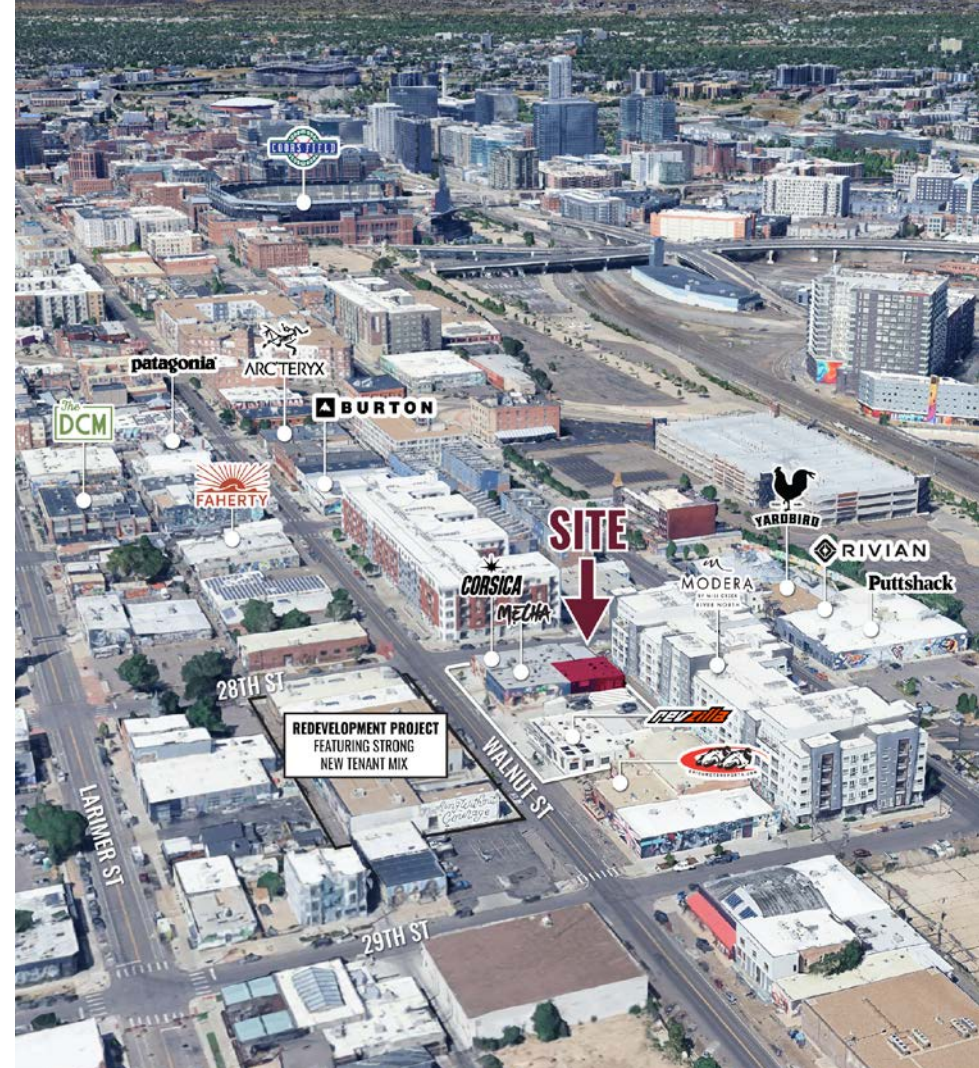
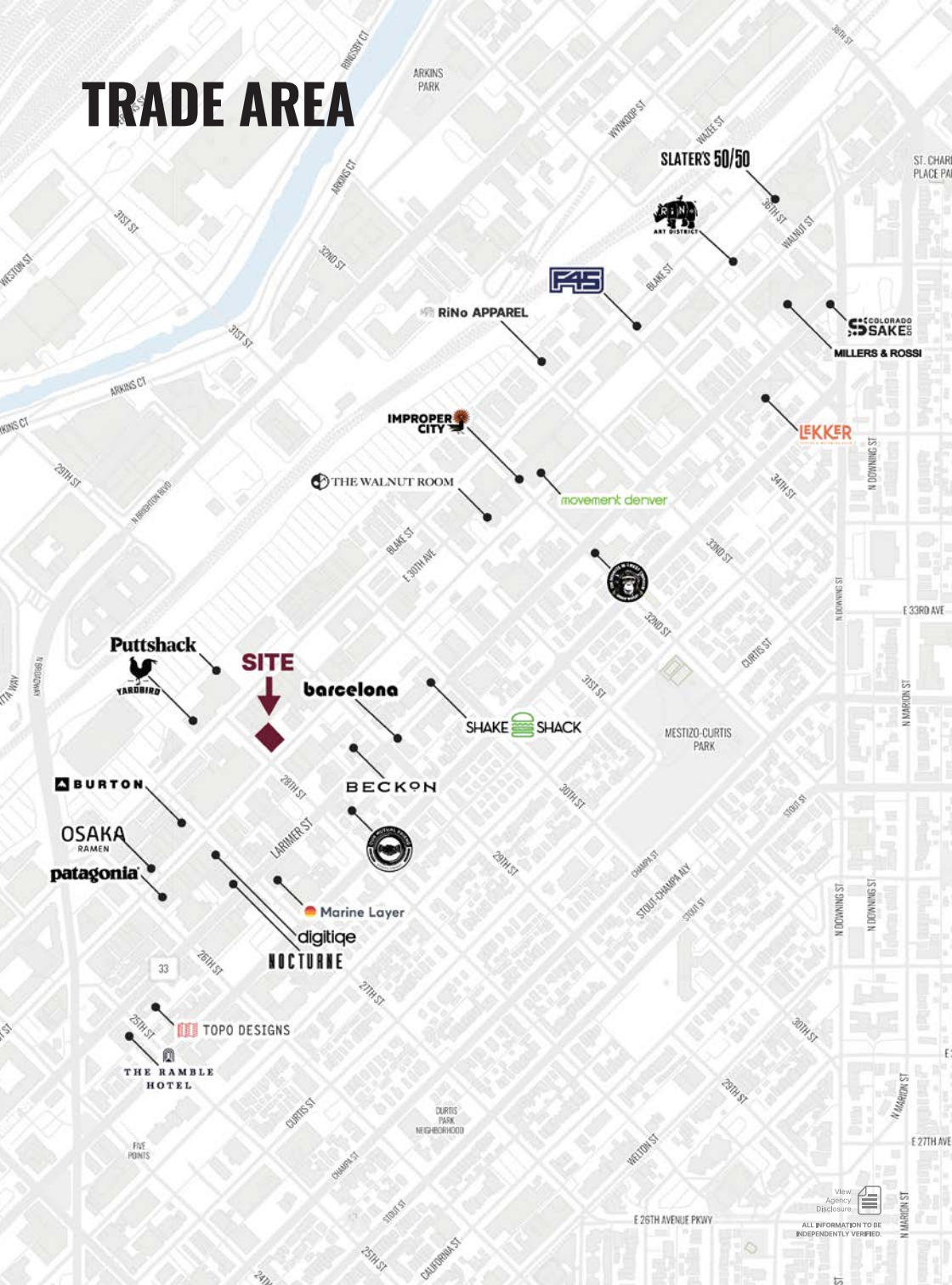
Source: Esri 2024

TRAFFIC COUNTS

Location	Cars/Day
Walnut St northeast of Broadway	5,346
Walnut St southwest of Broadway	7,023
Broadway north of Walnut St	18,536
Broadway south of Walnut St	15,737

Source: Esri 2021

TRADE AREA



SullivanHayes
BROKERAGE

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