



RiNo ART DISTRICT



26TH & LARIMER ST X 27TH & LAWRENCE ST
DENVER, COLORADO

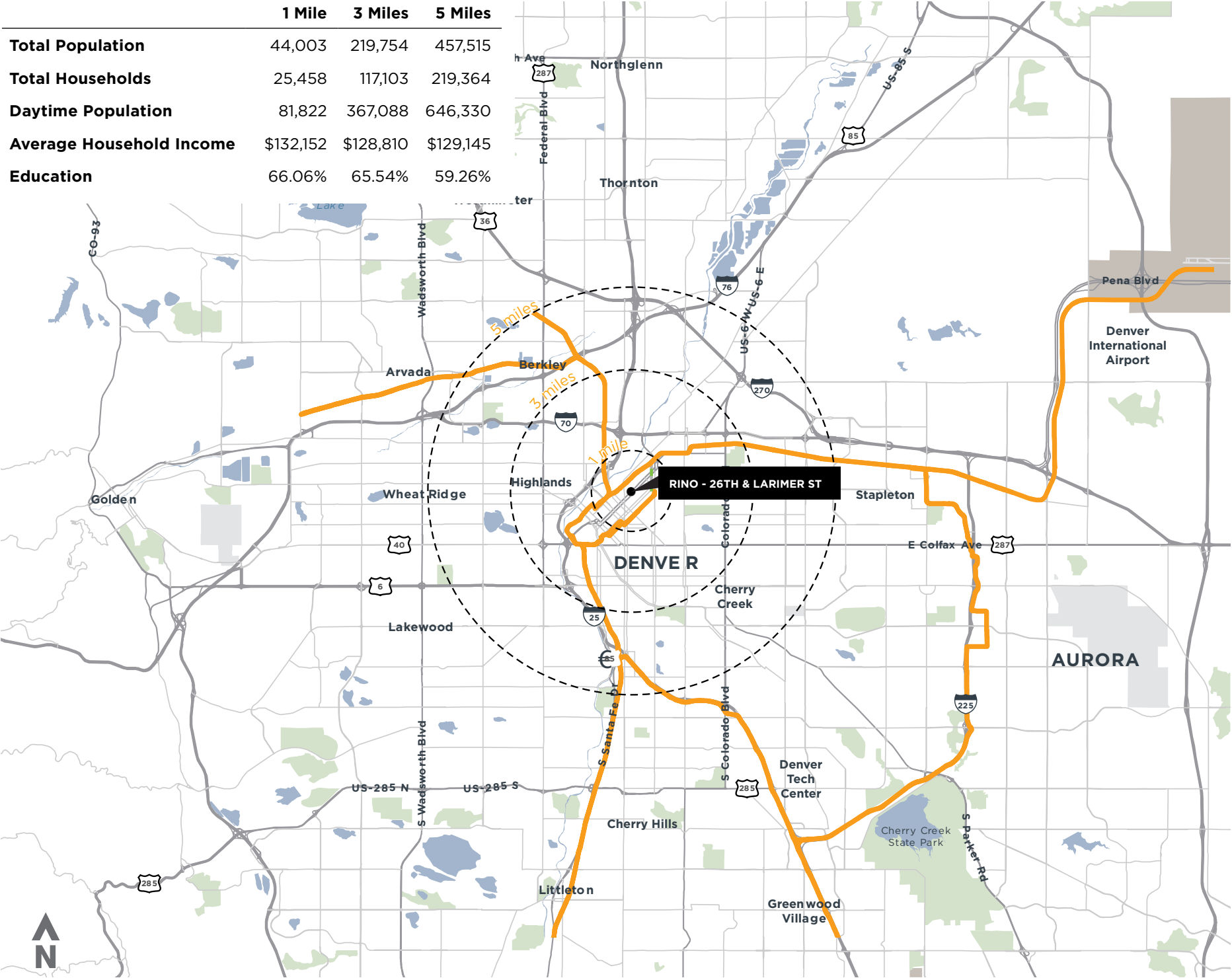


RiNo ART DISTRICT

Denver is a rapidly evolving city for retail, and RiNo has emerged as the home for unique brands, arts, media and entertainment. RiNo boasts vibrant street art, easy walkable streets, smartly curated shops and hip dining options. As the city's first urban retail neighborhood, RiNo brings art, culture and industrial design into one centralized gathering place for artisans, makers, residents and tourists alike.

DENVER BY THE NUMBERS

	1 Mile	3 Miles	5 Miles
Total Population	44,003	219,754	457,515
Total Households	25,458	117,103	219,364
Daytime Population	81,822	367,088	646,330
Average Household Income	\$132,152	\$128,810	\$129,145
Education	66.06%	65.54%	59.26%



3M RESIDENTS

The Denver Metro area has consistently ranked as one of the fastest growing in the US. Denver is #3 in the country for population growth between 2010-2021, and the downtown has tripled in growth since 2000.



#2 MOVING DESTINATION

Denver ranked #2 for highest inflow of new residents in 2023 and is consistently ranked one of the hottest home markets.



#1 FOR MILLENNIALS

Denver is one of the most concentrated markets for millennials, at 41% of its population. In 2022, 85,390 millennials moved into Denver, representing 12% of the city's population.



DIA #3 IN THE WORLD

Denver International Airport is the 3rd busiest airport in the U.S. and the 5th busiest in the world, with 78M travelers annually.



REAL ESTATE INVESTMENT

Since 2019, \$2.4 billion in real estate projects have been completed downtown, and an additional \$1.4 billion are under construction.



TOP FOR BUSINESS & CAREERS

According to Forbes, Denver is a leading city for businesses and careers, with corporate expansion including Google, Facebook, Amazon, Zoom, and Apple. The city boasts a high concentration of tech workers with hundreds of tech startups and is considered a popular relocation city for Bay Area talent.



SUNNY DISPOSITION

300 days of sunshine, a mild climate and the Rocky Mountains attract those looking for an outdoor lifestyle in a major city. Denver is consistently ranked as a top place to live.



TRANSIT INVESTMENT

Denver has invested \$6.5 billion in metro lines with Union Station as the central hub, providing a path for future development while minimizing traffic.



TECH TALENT

Over the past decade, Downtown Denver has grown into an established technology hub. In 2022, high tech employment increased 9.3%. High-tech jobs now make up 13.6% of downtown employment.

RINO'S BOOMING ARTS & RETAIL DISTRICT



98/99 WALK/BIKE SCORE

Neighborhood has seamless access to downtown — 5-minute bike ride and 10-minute walk. Served by train and bus as well.



STRONG RETAIL MARKET

6.8% vacancy (2022). 8.2% retail sales growth annually.



URBAN DENSITY 40K

Residential population within RiNo and CBD today. Downtown's population is estimated to increase by more than 10% over the next three years as more units become available.



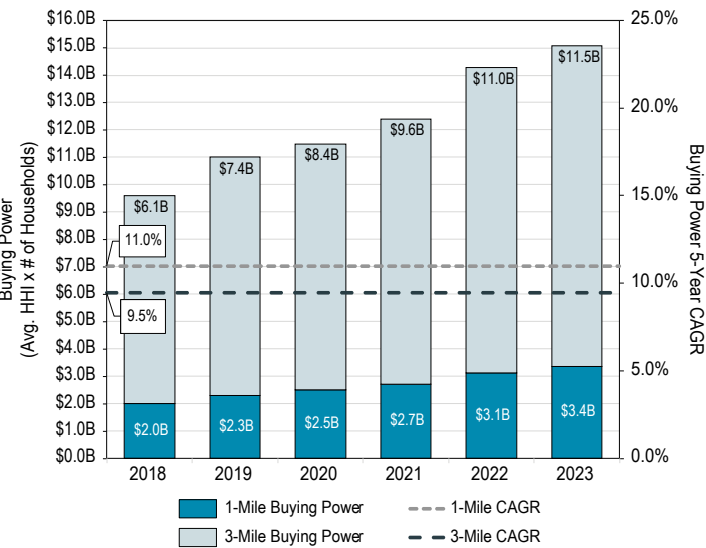
TOURIST DESTINATION

RiNo is consistently named one of top places to visit in the country. RiNo has the largest concentration of craft beverage manufacturers in the U.S. in a 1-mile radius.

DEMOGRAPHIC GROWTH

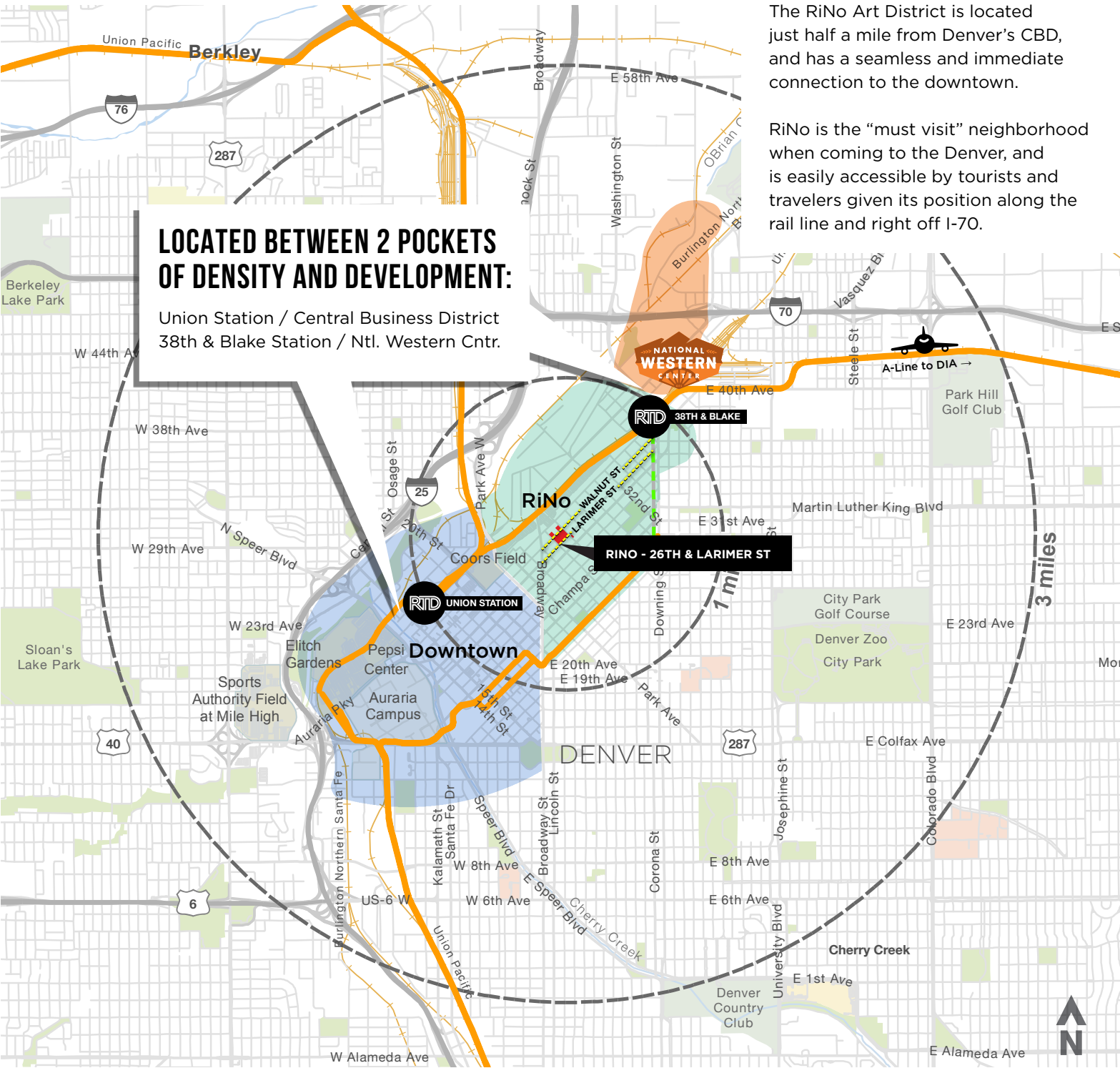
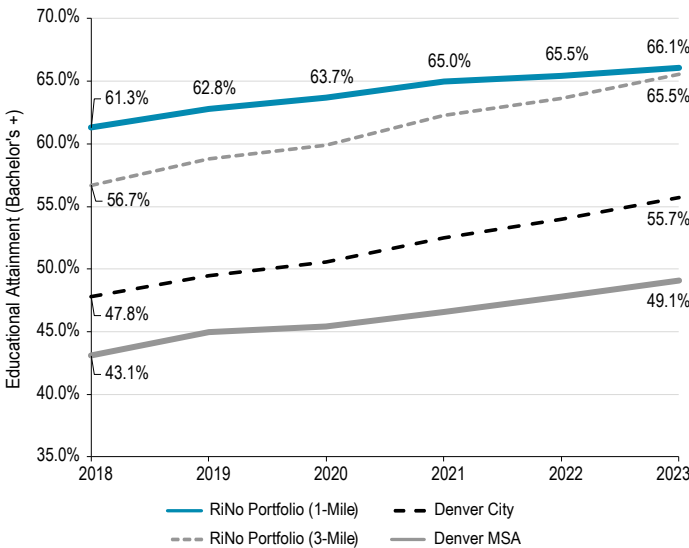
\$15.1 BILLION IN BUYING POWER IN 2023

Buying Power within 1-mile has grown at a 11.0% CAGR since 2018. By 2028, buying power is projected to exceed \$19 billion.



66% BACHELOR'S ATTAINMENT

RiNo is attracting highly educated individuals. 8% growth since 2018.



The RiNo Art District is located just half a mile from Denver's CBD, and has a seamless and immediate connection to the downtown.

RiNo is the "must visit" neighborhood when coming to the Denver, and is easily accessible by tourists and travelers given its position along the rail line and right off I-70.



BUS & LIGHT RAIL

The total Light Rail ridership was over 21M in 2022 with 7.9M rides on the A-Line to Denver International Airport.



NATIONAL WESTERN CENTER

Denver invested \$1B to develop 25 acres for a year-round urban hub for food and agriculture discovery.

RETAIL LANDSCAPE

RETAIL STORY

- 500,000 sf of retail in submarket
- ~17 sf of retail per capita within 1 mile
- RiNo Retail Portfolio represents nearly 25% of the retail submarket

NATIONAL/REGIONAL RETAILERS

- Patagonia
 - Burton
 - Faherty
 - Marine Layer
 - Pendleton
 - Arc'teryx
 - Roark
 - Shake Shack
 - Barcelona Wine Bar
- Planta
 - Paddywax
 - Krewe
 - Death & Co.
 - Uchi
 - Infinite Monkey Theorem
 - Lustre Pearl
 - Federales

EDENS' RETAIL HIGHLIGHTS

patagonia

FAHERTY

ROARK

NOCTURNE

The DENVER CENTRAL MARKET

#1 Jammer 1928

NOBLE RIOT

BURTON

PENDLETON

KREWE

PADDYWAX

FIRST DRAFT

//BIKESOURCE

MARINE LAYER

ARC'TERYX

BE A GOOD PERSON.

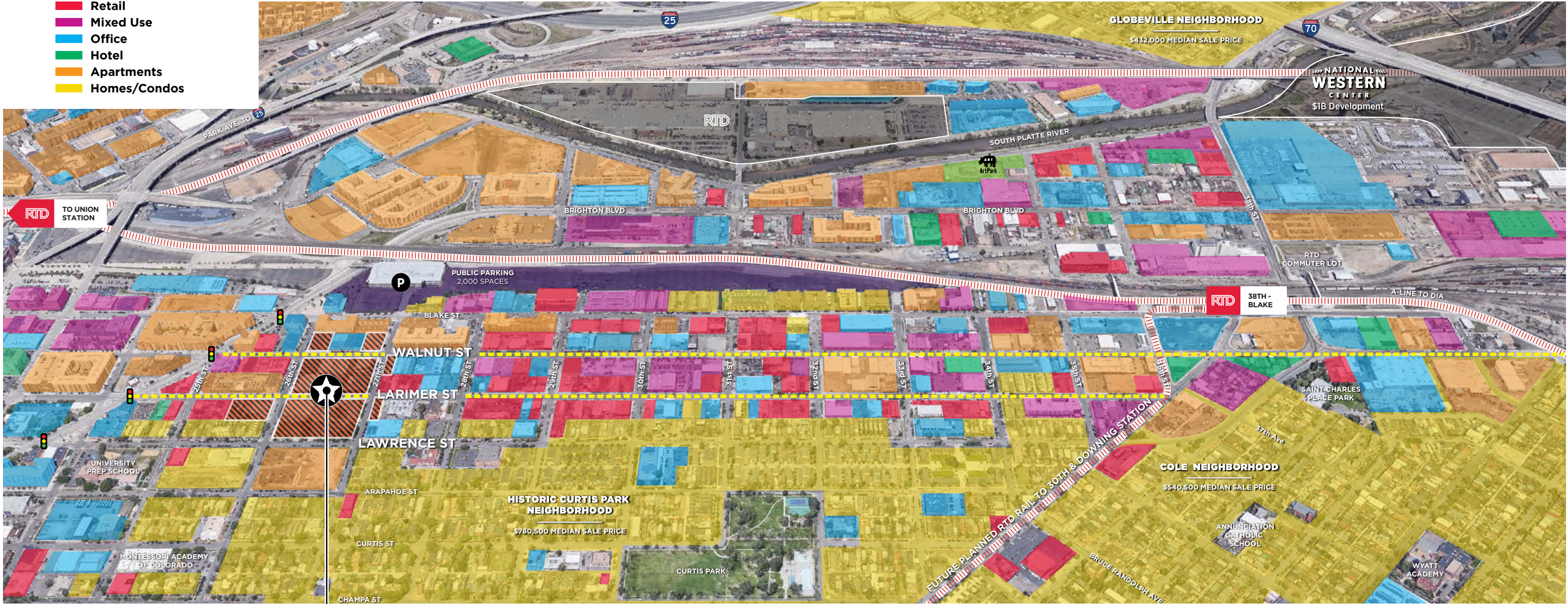
PLANTA

LUSTRE Pearl

PARK BURGER



THE NEIGHBORHOOD



150,000 SF OF EXISTING RETAIL
100,000 SF OF ADDITIONAL RETAIL
400 MULTIFAMILY UNITS

5.0M SF OF EXISTING OFFICE SPACE
760,000 SF under construction

6,000 EXISTING APT UNITS
2,200 units under construction, 7,500 units planned

4 EXISTING HOTELS (455 ROOMS)
1 hotel (153 rooms) under construction

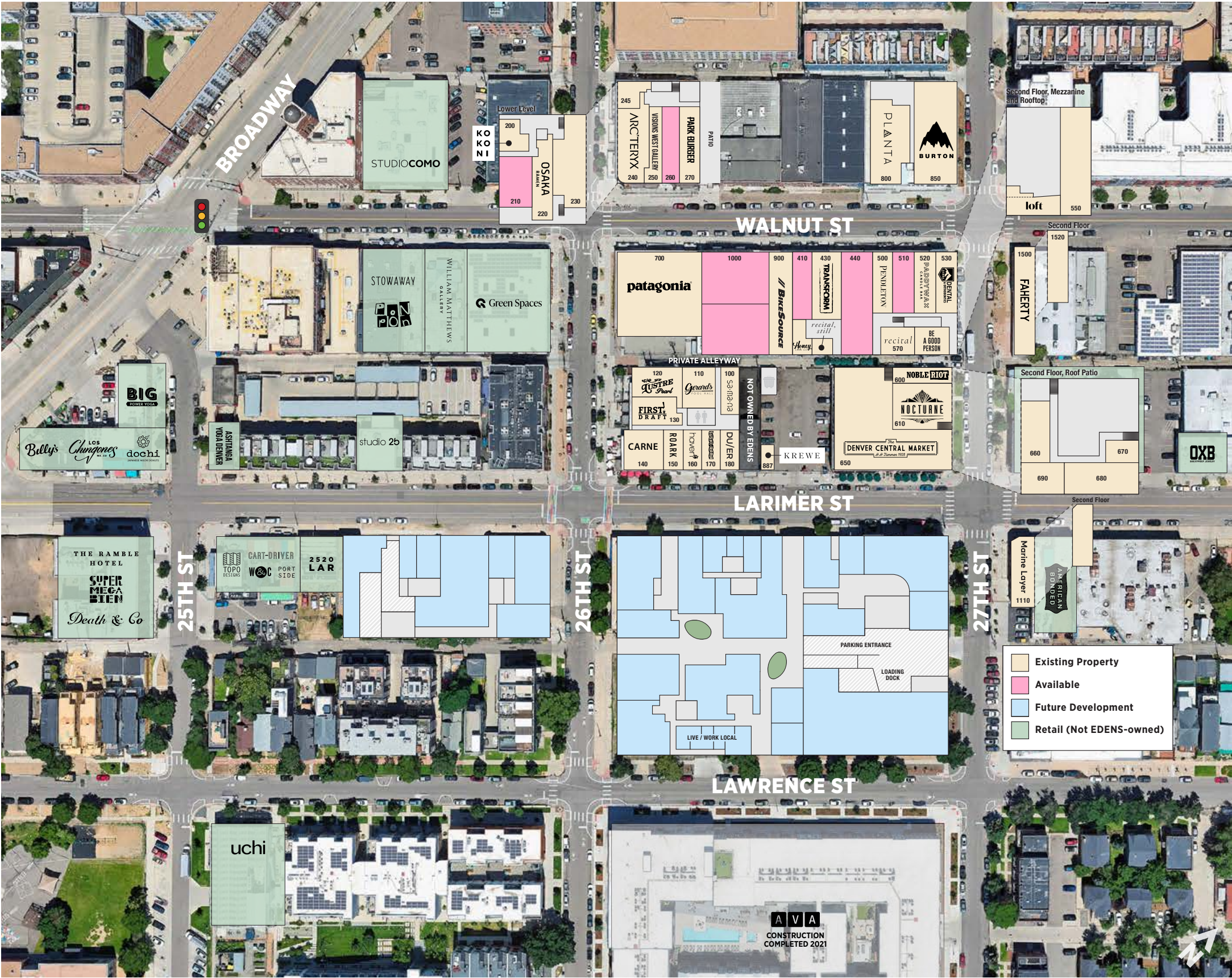
EDENS' RINO / FIVE POINTS PROPERTY

- Existing Property - 150,000 sf
- Future Development in Partnership with VOA
 - 100,000 sf of retail
 - 400 residential units



SITEPLAN AND INDEX

NO.	RETAILER NAME	SF
100	Samana Float Center	1,626
110	Gerard's Pool Hall	2,886
120	Lustre Pearl Denver	3,443
130	First Draft	2,521
140	Carne	3,502
150	Roark	1,394
160	Haven Nails	1,410
170	Sushi-Rama	1,407
180	DU/ER	1,402
200	KoKo Ni	1,264
210	Available	3,684
220	Osaka Ramen	2,487
230	Available	4,129
240	Arc'teryx	3,505
245	Commissary Kitchen	1,260
250	Visions West Gallery	2,130
260	Available	2,031
270	Park Burger	2,798
400	Recital, Still	491
410	Available	2,391
420	Honey Elixir Bar	1,126
430	Transform Colorado	3,492
440	Available	5,000
500	Pendleton	1,838
510	Available	1,781
520	Paddywax Candle Bar	1,824
530	Sierra Dental & Orthodontics	1,791
540	Burton Snowboards	2,603
550	Available Office	2,442
560	Be A Good Person	1,415
570	Recital	1,416
600	Noble Riot	1,657
610	Nocturne Jazz & Supper Club	3,654
650	Denver Central Market	11,946
670	PLC Beauty Bar	349
700	Patagonia	10,443
800	Planta	5,506
850	Burton Snowboards	6,000
887	Krewe	300
900	BikeSource	3,118
1000	Available	9,400
1110	Marine Layer	4,625
1500	Faherty	4,735

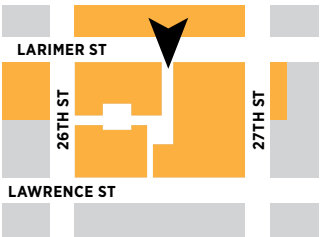


The future development is still in design. The site plan (shown in blue) is conceptual and subject to change.

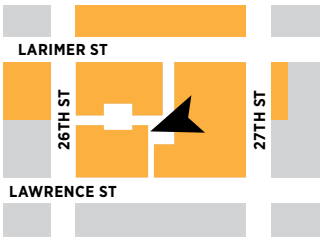
FUTURE DEVELOPMENT – RETAIL



LANE FROM LARIMER ST.



COURTYARD

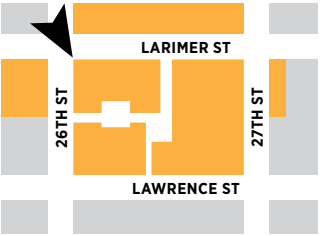


The new development is still in design. Renderings are conceptual and subject to change.

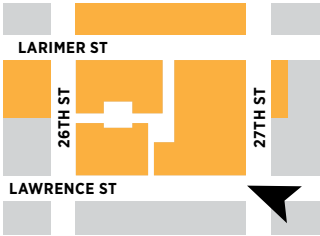
FUTURE DEVELOPMENT – RETAIL



RETAIL, 26TH & LARIMER CORNER



GROCERY, 27TH & LAWRENCE CORNER



The new development is still in design. Renderings are conceptual and subject to change.

EDENS' RINO RETAILERS CORE PRINCIPLES

INCLUSIVE DESIGN

Desiring a more diverse and inclusive environment



CONNECTION TO NATURE

Through open space, public realm & design



COMMITMENT TO SERVE

Responsibility to be active in serving the community



COMMUNITY CONTRIBUTIONS

39 TOTAL EXISTING
BUSINESSES

50% BIPOC- AND
WOMEN-OWNED

1 NATIONAL PLATFORM TO
SCALE LOCAL BUSINESS

700+ JOBS - BOTH EXISTING &
ADDITIONAL JOBS TO BE CREATED



30+ SOCIAL INITIATIVES

A community engaged in a variety of social initiatives from volunteering at the VOA, and fundraisers supporting local charities, to discussions on diversity and inclusion.

50+ PUBLIC ART PIECES

A canvas for all creatives, regardless of their preferred medium - from spray-painted murals, to textured installations, to new digital pieces and virtual galleries.

150+ EVENTS & ENGAGEMENT

A stage for the community to gather around a number of events from art and music festivals, free comedy nights and local entertainment, to socially-conscious emmersive exhbits.

EDENS' RETAILERS



PATAGONIA

Patagonia appreciates that all life on earth is under threat of extinction. While the business makes clothes for all-things outdoors, they aim to use the resources they have—their business, investments, voice and imaginations—to do something about the threats to our planet.



DENVER CENTRAL MARKET

Denver Central Market is a gourmet marketplace and food hall. The market features local vendors including a bakery, coffee shop, fish market, butcher, rotisserie, chocolate shop, ice cream, wood-fired pizza, and a cocktail bar. Open 7 days a week.



MARINE LAYER

Mike Natenshon developed a custom fabric that felt like his favorite T-shirt. His MicroModal fabric is the foundation of all Marine Layer products and is both soft to the touch and eco-friendly. In addition to creating over 100 fabrics, most products are made in San Francisco and Los Angeles.



BURTON

Jake Burton Carpenter founded Burton Snowboards out of his Vermont barn back in 1977, and dedicated his life to snowboarding ever since. Burton served a pivotal role in growing snowboarding from a backyard hobby to a world-class sport by creating groundbreaking products, supporting the world's best riders, and pushing more resorts to allow snowboarding.



KREWE

KREWE is an independent eyewear company that celebrates individual style through culturally inspired frames. Their sun-soaked, plant-filled, tiny-house sits in the parking lot across from Denver Central Market, offering small-batch, hand-crafted frames with a dedicated team helping you find your perfect style.



PLANTA

Co-founded by Executive Chef David Lee, PLANTA was born in 2016 to expand the accessibility and acceptability of plant based dining; dining as it should be — an unguilty pleasure. PLANTA reimagines, reinvents, and revitalizes, providing flavorful proof that the power of plants can change the world.



BE A GOOD PERSON

Founded in Denver in 2015, Be A Good Person brings a passion for positivity and their signature branded apparel to their new shop in the alley.



NOCTURNE JAZZ CLUB

In an artfully restored warehouse at 1330 27th St, Nocturne Jazz Club marries the culinary, cocktail and musical arts to create an unforgettable experience.



NOBLE RIOT

A modern wine bar that tells the story of the farmer, winemaker, and nature. Although they may not always have a wine you've heard of, they'll always have something true and pure for you to explore.



HONEY ELIXIR BAR

Jocasta Hanson fled Minnesota's brutal winters back in 2011, searching for sunshine and a healthier lifestyle here in Colorado. In 2019 she opened Honey Elixir Bar, a gorgeous cafe-meets-cocktail-bar tucked into the RiNo alley behind Denver Central Market.



KOKO NI

With produce exclusively from Colorado farms and a strong focus on sustainable American seafood, Koko Ni's Japanese and French-inspired ten-course tasting menu is written daily, based on ingredient seasonality and availability.



CARNE

Carne is the latest concept from renowned chef Dana Rodriguez. Her ventures include Work and Class, Super Mega Bien, Cantina Loca, and most recently she was named Executive Chef/ Culinary Partner at Casa Bonita, a Colorado icon. Dana brings her family traditions and flair to every establishment.

EDENS' RETAILERS



ARC'TERYX

Arc'teryx is a high performance outdoor equipment company known for leading innovations in climbing, skiing and alpine technologies.a



RECITAL, STILL

A lifestyle shop tucked in the alley, selling accessories, home goods, plants, curiosities, dry goods, cosmetics, and womenswear from designers like Rachel Comey, Sandy Liang, Arq, and Paloma Wool.



FAHERTY

Inspired by the sun, Faherty is a family brand all about great quality, legendary comfort and good vibes. They aim to make the best clothes, from premium fabrics with gotta-feel-it-to-believe-it softness. Family owned. Sustainably-minded.



TRANSFORM COLORADO

Beth Bedingfield worked in Los Angeles, the fitness capital of the country, for more than 8 years before moving to Denver and founding Transform Colorado, a unique fitness studio offering Climbing, Yoga and Lagree classes for everyone from professional athletes to total beginners.



LUSTRE PEARL

Lustre Pearl Denver brings a piece of Austin's laid-back feel to Denver's lively RiNo Art District. Come grab a cold one, sit by the fire, and bask in the warmth of their hospitality. Pull up a chair at Denver's own version of the bar that launched an entertainment district.



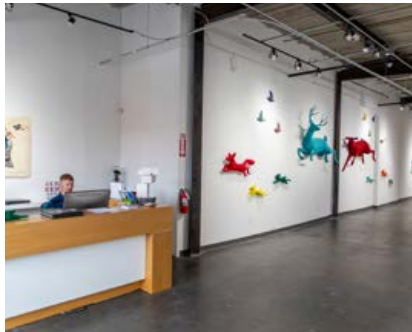
PARK BURGER

Park Burger is a casual, family-friendly neighborhood restaurant, serving up some of Denver's prizewinning burgers, fries, shakes and beers. They take a lot of pride in crafting the best burger using only the freshest, highest quality ingredients.



PENDLETON

A family-owned company established in 1863 and headquartered in Portland, Oregon, Pendleton brings their world-class woolens from their Pacific Northwest mills to Denver's Walnut Street.



VISIONS WEST CONTEMPORARY

Visions West Contemporary is a dynamic art gallery, striving to push the boundaries of art in the western region. Since their inception in 2000, the gallery has been motivated by a passion for nature, animals, environmental issues, and the West.



PADDYWAX CANDLE BAR

Paddywax Candle Bar provides a place where friends can gather, connect, and create. Their candle pouring workshops offer an opportunity to create lasting memories and enduring friendships.



ROARK

Each season Roark's collection is inspired by stories, culture, climate and local textiles. Inspiration comes from a chosen destination where they explore and test the products amongst a myriad of adventure sports: surfing, climbing, running, skating and more. Durable quality and comfort is the guiding light, while utilizing sustainable fabrics and Fair Trade partners throughout each collection.



DU/ER

They're not just about pants; they're about helping you find your perfect fit and feeling good about it. Embracing the natural comfort of sustainable materials like BeechWood and Eucalyptus, DU/ER crafts versatile, durable pants that last. By simplifying closets and promoting conscious consumption, they're making a positive impact on both wardrobes and the planet.



OSAKA RAMEN

Chef Jeff Osaka brings 25 years experience and passion to Osaka Ramen. From cooking for Hollywood elites to refining his craft alongside Wolfgang Puck, Osaka's culinary expertise shines through in every bowl. Inspired by his time in Japan and driven by a desire to share authentic ramen with Denver, Osaka Ramen offers a unique fusion of traditional flavors and modern flair.

APPENDIX


IN THE NEIGHBORHOOD



UCHI

The award-winning Uchi was first opened in Austin, Texas by James Beard Award winner Chef Tyson Cole. Since then, Cole’s signature non-traditional take on Japanese cuisine has been warmly received by visitors from across the country and around the globe.



 **HOP ALLEY**

Tommy Lee had a quick hit on his hands in 2012 when he opened his ramen shop, Uncle. But three years later, he made an even bigger splash with Hop Alley, serving his exhilarating take on Chinese food fueled by a high-energy hip-hop playlist. Over a decade later, this *2023 Michelin Bib Gourmand* recipient continues to impress.



 **BECKON**

More than just a name, it’s an ethos at this ambitious RiNo dining room from Chef Duncan Holmes. Once inside this Scandi-cool space, diners pull up a chair at the 18-seat counter facing the kitchen where a focused team is hard at work creating vegetarian or omnivore menu options that will dazzle and delight.



SHAKE SHACK

Shake Shack has officially climbed to the Mile High City! Their first-ever Colorado Shack is located in the heart of RiNo.



TOPO DESIGNS FLAGSHIP STORE

Topo Designs is rooted in mountain culture and outdoor living, with a love for cities and world travel. Using innovative technologies inspired by classic designs, Topo Designs ensure a timeless look with modern functionality.



MISTER OSO

Recognized in 2023’s Michelin Guide, Mister Oso is home to some of the best smoked tacos in Denver. The beautifully designed interior and vine-draped patio provide a cozy, yet energetic atmosphere for enjoying the flavorful Latin-inspired cuisine and cocktails.



BARCELONA WINE BAR

Barcelona Wine Bar & Restaurant is a warm and welcoming tapas bar inspired by the culture of Spain. The ever-changing menu is focused on clean flavors, seasonal ingredients, specialties from Spain and the Mediterranean.



LARIMER LOUNGE

Located in an 1890’s cocktail lounge, Larimer Lounge offers local beer, craft cocktails and live rock and alternative bands in the heart of RiNo neighborhood.



DEATH & CO.

The first outpost of the brand since its inception in the East Village of New York City in 2007, Death & Co Denver is a multi-faceted food and beverage experience located inside The Ramble Hotel.



MISSION BALLROOM

Opened in 2019 and operated by AEG Presents, Mission Ballroom is Denver’s newest premier venue. It’s a 60,000 sf state-of-the art concert space with a 4,000 person capacity.



WORK & CLASS

Founded in 2014 by Dana Rodriguez and Tony Maciag, Work & Class is a casual restaurant and bar with the concept of a square meal, a stiff drink, and a fair price. The menu includes roasted, braised, and rotisserie meats, specialty sides, and freshly baked breads and tortillas, along with an interesting selection of beers, wines, and small-batch spirits.



STOWAWAY KITCHEN

Third-wave coffee and an elevated menu is par for the course in this bright, industrial space. Specialty roasts, chosen by the very in-the-know baristas, complement the Eastern-influenced food that’s just offbeat enough to give you a real taste of Denver.

ART

ART IN THE NEIGHBORHOOD

As the heart of RiNo Art District’s street-art scene, creativity is bursting at every corner. From fine art galleries to mural-filled alleys, to seasonal installations, RiNo has something to inspire everyone.



CASEY KAWAGUCHI, @CASEYKAWAGUCHI

DETOUR’S WALL

Thomas “Detour” Evans is one of Denver’s most iconic and prolific artists. Many of his colorful portraits can be found throughout Denver. Each year of the annual street art festival he has painted a jazz legend on the exterior of Nocturne Jazz Club.



THOMAS “DETOUR” EVANS, @DETOUR303



ELLA FITZGERALD, 2021

JUNETEENTH MURAL FESTIVAL

Join us for the Juneteenth Mural Festival! Presented by Absolute Equality and EDENS, this event aims to unite the community, honor Juneteenth, support public art, and advocate for social justice and equality. Renowned artist Detour will debut a vibrant mural in the alley on June 19th, 2024, leading the celebration.



THELONIOUS MONK, 2020



JOHN COLTRANE, 2019



NINA SIMONE, 2018



CHARLES MINGUS, 2017



SHEPARD FAIREY

The 2018 street art festival brought in Shepard Fairey to create his “Power & Equality” mural which is meant to push back against the forces of division and racism. It has remained an icon of the neighborhood as its message continues to resonate.



SHEPARD FAIREY, @OBEYGIANT



CHLOÉ DUPLESSIS, @DUPLESSIS.ART / VALERIE ROSE, @HELLOVALERIEROSE

HOLDING HOPE MURAL

Artists Chloé Duplessis and Valerie Rose (left to right) collaborated on a mural in the alley in recognition of National Disability Employment Awareness Month. As members of the deaf and blind community, Chloé and Valerie understood the importance of creating a piece that highlights and uplifts people navigating disability.

ART

DENVER WALL FESTIVAL

Discover the Denver Walls Festival! Created by local artist Ally Grimm, the 2023 event showcased over 17 talented artists painting on 6 walls throughout the block. Don't miss out on this year's festival happening October 3-5.



“GROUNDING”

Christine Stadnik's latest mural “Grounding” can be found in the Lot on Larimer. Using recycled paints from Tomorrows Artist, Christine created a new piece of art that saves paint from the landfill, a reminder that we're all connected to nature.

EVENTS

45 LOCAL MARKETS

5 ART EVENTS

5 MUSIC EVENTS

40 RETAILER-DRIVEN EVENTS

5 LARGE SCALE EVENTS WITH +2,000 ATTENDEES:
PRIDE EVENT, GO SKATEBOARDING COMPETITION, DENVER WALLS FESTIVAL, DENVER CENTER FOR PERFORMING ARTS' 8-WEEK EXHIBIT, RINO 5K RUNNING RACE

+50K EVENT VISITORS YEARLY
9,000 FOR MARKETS,
1,500 FOR ART, 1,500 FOR MUSIC,
4,000 FOR RETAILER EVENTS,
32,000 FOR LARGE SCALE EVENTS



NEIGHBORHOOD CLEANUP 2022



BIG WILD AT SOFAR SOUNDS, THE LOFT 2019



OUTDOOR MOVIE NIGHT, 2023



HORSEHOE MARKET, LOT ON LARIMER 2022



OUTDOOR VOICES GRAND OPENING 2021



DINE FROM OUT THERE, THE LOFT 2020

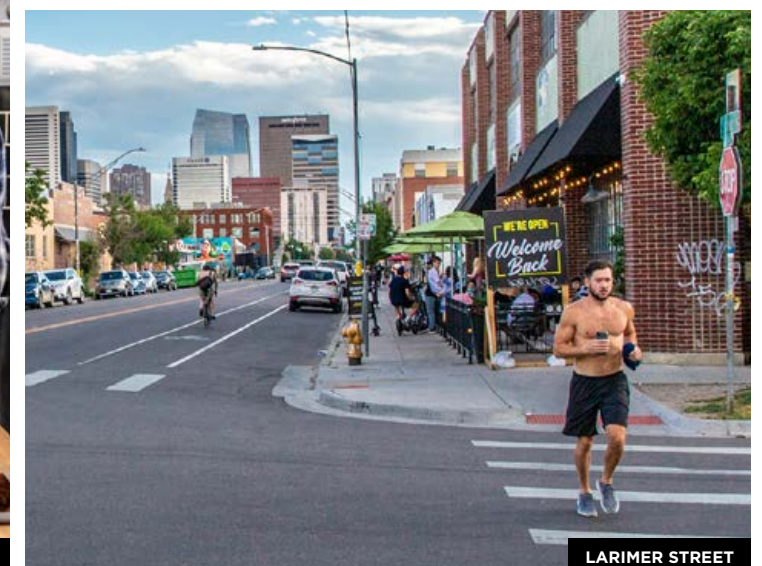


THE DENVER DELUXE MUSIC FESTIVAL 2017



PATAGONIA GRAND OPENING 2020

RETAIL MARKET COMPS



ABOUT EDENS

EDENS is a retail real estate owner, operator and developer of a nationally leading portfolio of 110 places. Our purpose is to enrich community through human engagement.

We design our places to achieve 3.5 trips per week and 5 hours of dwell time. We know that when people come together, they feel a part of something bigger than themselves and prosperity follows — economically, socially, culturally and soulfully.

Our work is bigger than real estate; we are in the business of humanity.

\$6.8B

in real estate assets

\$8B

in average buying power

13

major markets

3

institutional investors

100

community-focused places

15M

daily reach at our places

215

team members





MORGAN PARKER

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