



Rino's Landing

3801 N Brighton Blvd., Denver, CO 80216

Prime Redevelopment Opportunity
in Denver's RiNo Neighborhood

BUILDING DETAILS

Property Overview

Total GLA	635,228 sq. ft.
Year Built	1974
Site Area	13.67 acres
Parking	200 Surface Spaces; Ratio of 0.70/1,000 SF
Loading Docks	7 Dock Doors & 12 Drive-In Doors

Space Available

100% Fully Leased by Pepsi Bottling Co

Key Features

- The site spans 29.89 acres, with light industrial zoning (I-A) and incentives for up to 12 stories, supported by utility providers Denver Water and Xcel Energy, and located in an Opportunity Zone.
- This one-of-a-kind redevelopment site is large enough to accommodate a full-scale mixed-use development and optimally located in the heart of a dynamic and transformative neighborhood that is Denver's hottest address for residents, companies, and retailers alike.
- The property benefits from excellent transit options, including the 38th & Blake light rail station, connecting to Union Station and Denver International Airport, with potential future transit extensions.



