

Restaurant Space for Sale or Lease

1416 ARGENTINE STREET, GEORGETOWN, CO 80444

RARE CREEKSIDE RESTAURANT ASSET IN THE HEART OF GEORGETOWN



Overview

Nestled along the banks of Clear Creek and just minutes from I-70, 1416 Argentine Street presents a unique opportunity to purchase or lease a well-positioned commercial property in the heart of historic Georgetown, Colorado. With high visibility, charming aesthetics, and year-round foot traffic driven by mountain tourism and highway access, this property is ideal for restaurateurs, investors, or owner/users seeking a signature location.

Currently built out as a full-service restaurant, the space includes a fully equipped kitchen, indoor dining with expansive windows opening to the sounds and views of Clear Creek, and a private outdoor patio for seasonal dining along the water. The property's existing layout is ideal for food and beverage operators, but can also be reimaged for other commercial uses.

LOCATION ADVANTAGE:






Georgetown continues to grow as a favored destination for Front Range travelers, outdoor enthusiasts, and weekend visitors. With a walkable downtown and historic charm, the town draws consistent foot traffic year-round.

Contact Hoff & Leigh to schedule showings Contact Hoff & Leigh today to schedule a private showing.

Highlights

- ± 512 SF Restaurant Space
- Can be Delivered Vacant (No Tenant in Place)
- Seller Carry Financing Available
- Direct Creek Frontage with Patio Seating
- Charming Mountain Town Location with Strong Tourist Traffic
- Immediate I-70 Access for Local and Regional Draw
- Fully Built-out Kitchen and Dining Infrastructure
- Potential for Owner-Occupied Business or Investor Repositioning

Property Details

	Sales Price \$895,000		Lease Rate \$3,500/Month (NNN) \$3,250/Month (NNN)
	Lot Size 0.19 Acres		Building Size 512 SF
	Zoning Commercial		

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Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

Brandon Langiewicz, SIOR

C: 715.512.0265

O: 720.572.5187

Brandon@HoffLeigh.com

Claire Hertel

C: 303.506.2918

O: 720.572.5187

CHertel@HoffLeigh.com

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DEMOGRAPHICS



1,425
Population



44.0
Median Age



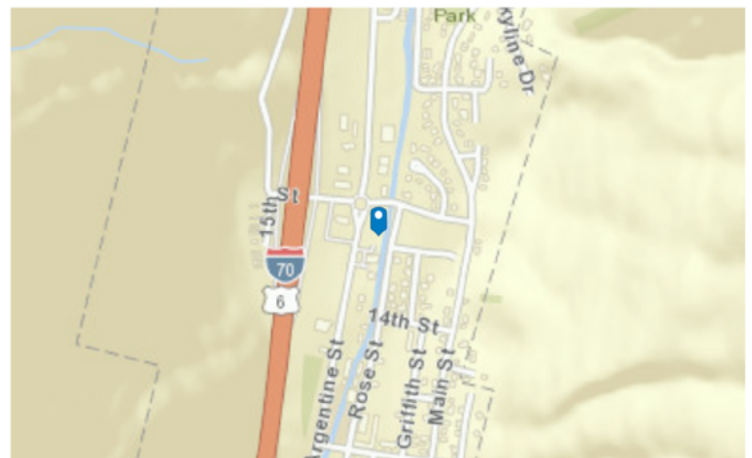
2.0
Average Household Size



\$69,623
Median Household Income

TRAFFIC COUNT

Cross street	VPD	Distance
I- 70	1,392	0.1
15th St	1,089	0.1
I- 70	2,532	0.1
15th St	1,902	0.2
Main St	36,951	0.3



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