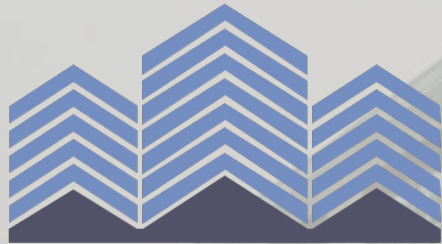


**OFFERING
MEMORANDUM**

**121 2nd Ave
Niwot, CO**

**DOWNTOWN NIWOT
RESTAURANT BUILDING
FOR SALE**



SUMMIT
COMMERCIAL BROKERS

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COMPASS

Patricia Murphy

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The information contained herein was obtained from sources deemed reliable and while thought to be correct, accuracy it is not guaranteed.

PROPERTY OVERVIEW

121 2nd Ave, Niwot, CO

| | |
|-----------------------------|--|
| Zoning | Niwot Rural Community District I (NRCD I - Boulder County) |
| Parcel Size | 0.26 acres (11,474 sf) |
| Building Size | Total: 6,668 sf Main Floor: 4,718 sf 2nd Floor: 1,950 sf |
| Patio Size | Est. 1,800 sf |
| Sale Price | \$3,950,000 |
| Restaurant Occupancy | 218 |
| Property Taxes | \$46,742.22 |
| Parking | 5 Dedicated and Common Parking in Downtown Niwot |
| Jurisdiction | Unincorporated Boulder County |
| Year Built | 1908, renovated in 1995 & 2014 |

Located in Old Town Niwot, 121 2nd Ave is a fantastically restored, sophisticated, and welcoming two-story historic building, completely renovated and ready to serve patrons from near and far.

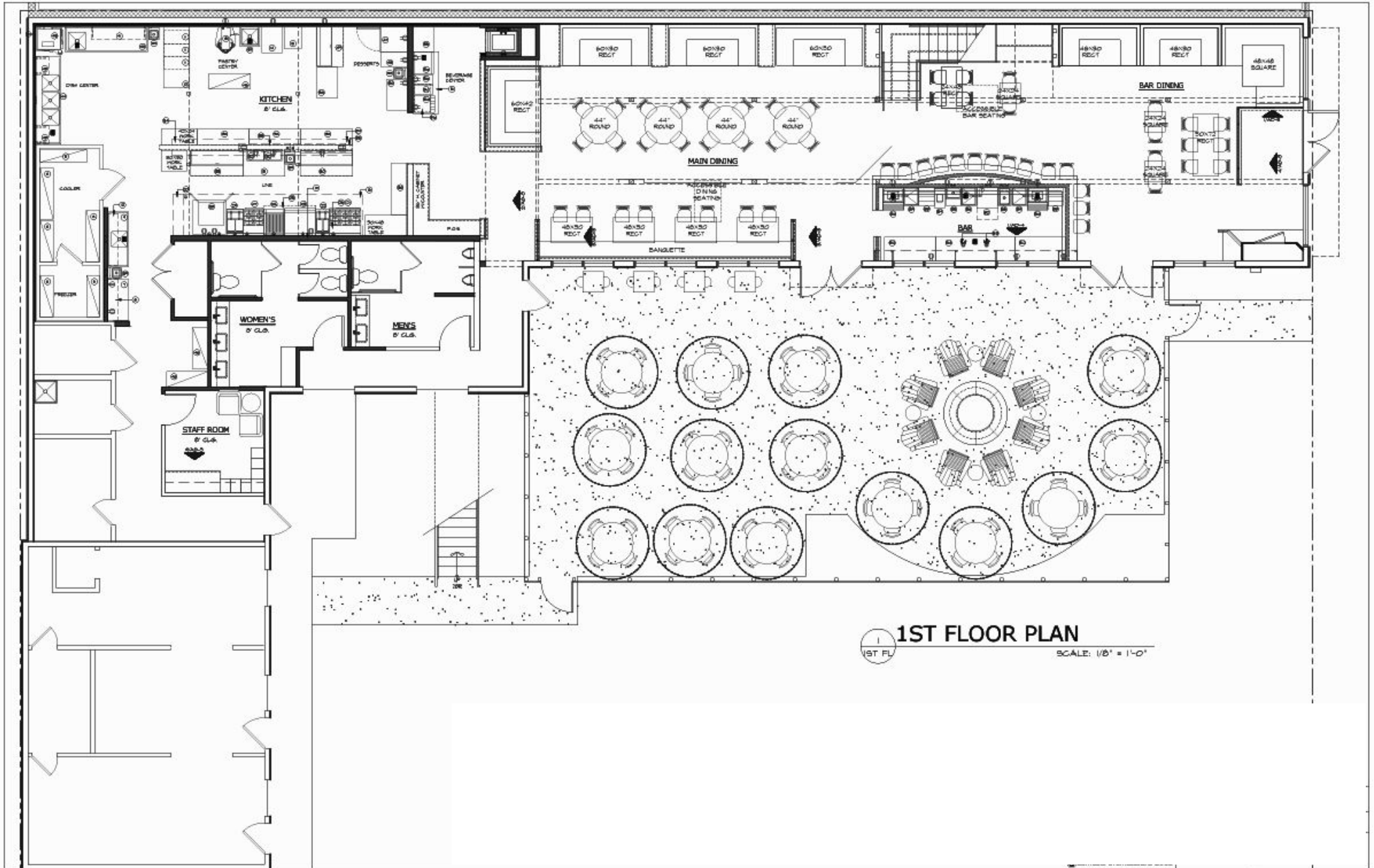
Historic Landmark Designation:

The White House - 121 Second Avenue (Constructed 1914) - is a simple rectangular plan with a front gable roof hidden behind a false front with a simple cornice . The structure is two stories and has had additions on the side and back that make the building most conducive to restaurant use . Two, double-hung second story windows are vertically aligned with elements from the first floor . The first floor windows are symmetrically located on either side of a double-door entrance . The windows are divided by muntins into smaller lights . Historic photos show that the original windows were not divided by muntins . An awning, which incorporates a sign, has been added onto the front of the building . This building is of frame construction with horizontally-oriented wood siding with drop joint construction.

PROPERTY OVERVIEW

121 2nd Ave, Niwot, CO

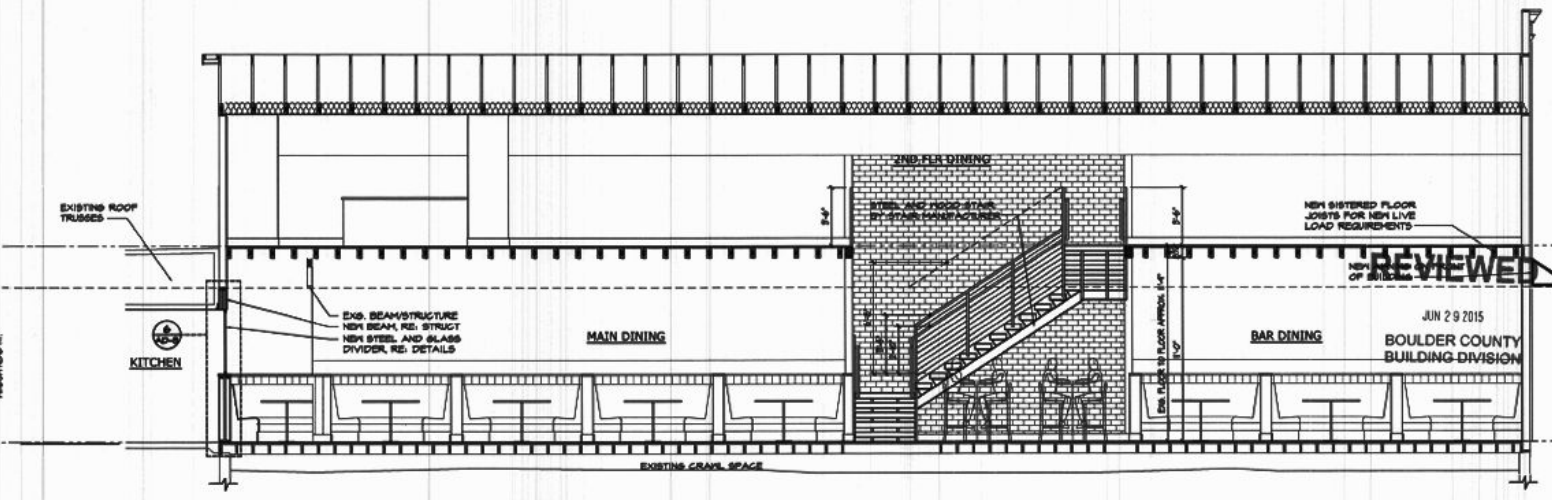
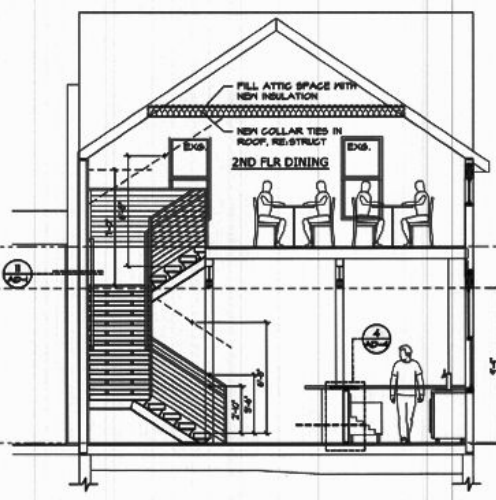
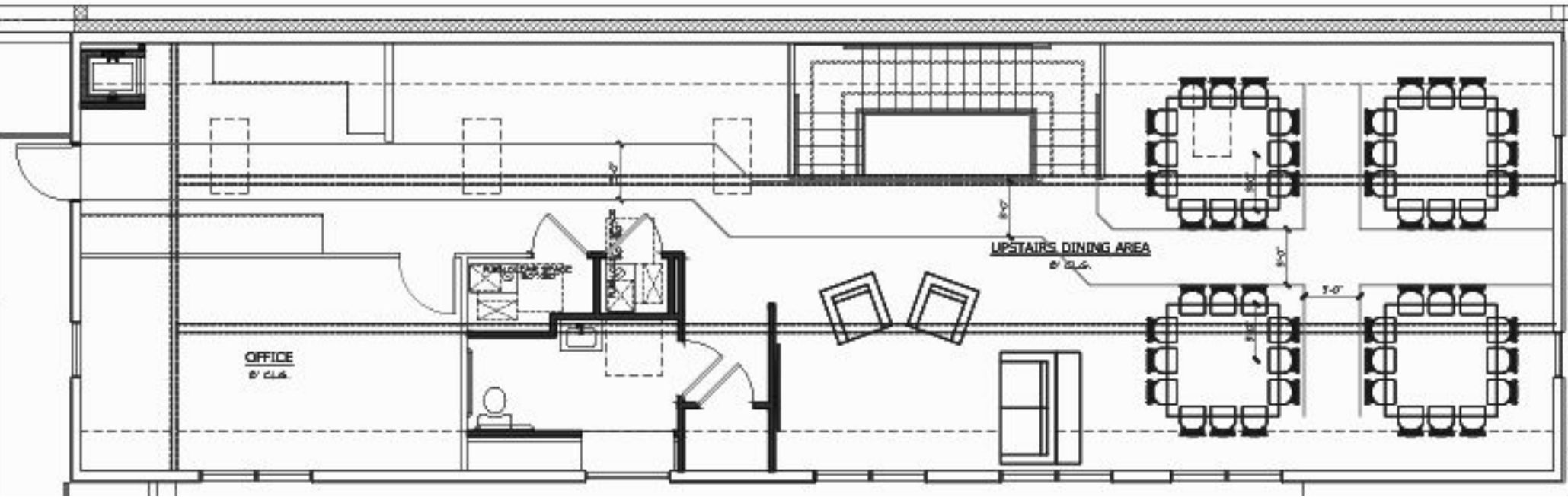
First Floor - Floor Plan



PROPERTY OVERVIEW

121 2nd Ave, Niwot, CO

Second Floor - Floor Plan & Building Elevations



REVIEWED
NEW OF BUILDING
JUN 29 2015
BOULDER COUNTY
BUILDING DIVISION

AREA DEMOGRAPHICS

121 2nd Ave, Niwot, CO

DEMOGRAPHICS

| CATEGORIES | 1 Mi | 3 Mi | 5 Mi |
|---|-------------|-------------|-------------|
| Population | 2,388 | 17,619 | 27,116 |
| Average Household Income | \$199,078 | \$184,818 | \$153,423 |
| Median Disposable Income | \$116,093 | \$109,033 | \$84,888 |
| Bachelor's/Grad/Prof Degree | 68.6% | 74.0% | 60.5% |
| Went to Restaurant/Steak House 4+ Times/30 Days | 21.8% | 23.1% | 22.3% |

TRAFFIC COUNTS

| LOCATION | CARS/DAY |
|---------------------------------------|-----------------|
| CO 119 South Bound (Diagonal Highway) | 42,411 |
| CO 119 North Bound (Diagonal Highway) | 38,000 |
| Niwot Road | 4,782 |

PROPERTY OVERVIEW

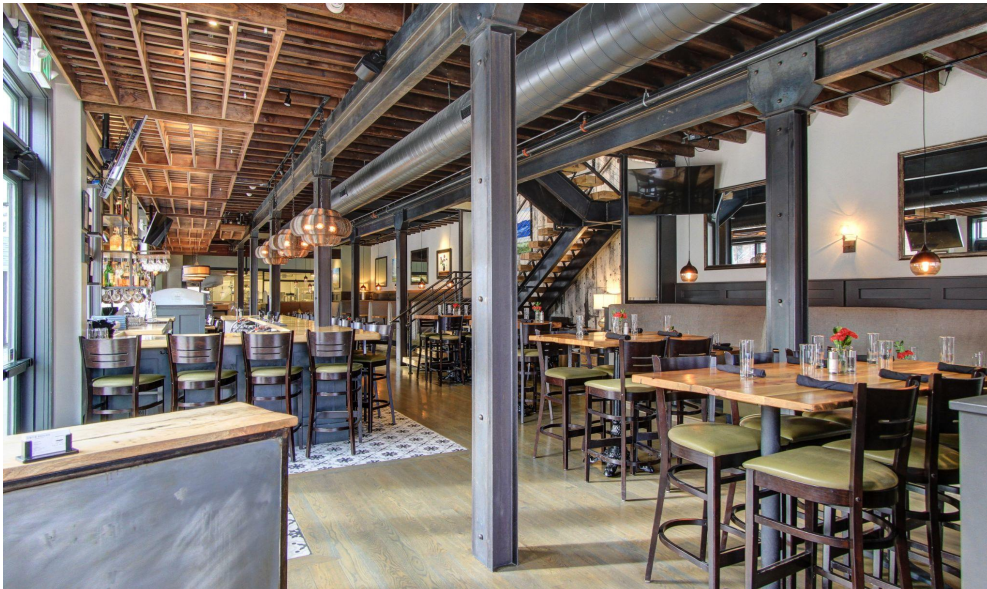
121 2nd Ave, Niwot, CO
Aerial View



PROPERTY OVERVIEW

121 2nd Ave, Niwot, CO

Dining Room Photographs



PROPERTY OVERVIEW

121 2nd Ave, Niwot, CO
Bar & Patio Photographs



PROPERTY OVERVIEW

121 2nd Ave, Niwot, CO

Dining Room Photographs



PROPERTY OVERVIEW

121 2nd Ave, Niwot, CO

Kitchen Photographs



PROPERTY OVERVIEW

121 2nd Ave, Niwot, CO

Downtown Niwot Photographs



CONTACT US

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COMPASS



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