

2150

N BROADWAY

DENVER, CO 80205

RESTAURANT FOR SALE OR LEASE
\$1,600,000 ~~\$1,950,000~~
\$25 - \$28/SF (NNN)



SELLER FINANCING AVAILABLE!



SAM LEGER

CHIEF EXECUTIVE OFFICER

303.512.1159

sleger@uniqueprop.com

GRAHAM TROTTER

SENIOR BROKER ASSOCIATE

303.512.1197 x226

gtrotter@uniqueprop.com

TANNER GILLIS

BROKER ASSOCIATE

303.512.1190

tgillis@uniqueprop.com

 **UNIQUE**
PROPERTIES



www.uniqueprop.com | 303.321.5888

400 S. Broadway | Denver, CO 80209

PROPERTY HIGHLIGHTS

Address	2150 N Broadway Denver, CO 80205
Sale Price	\$1,600,000
Price/ SF	\$468.38/SF
Business Value	\$150,000
Lease Rate	\$25-28/ SF + NNN
Building Size	3,416 SF
Lot Size	8,874 SF
Zoning	D-AS-12+
Taxes (2024)	\$30,063.02
Year Built	1995/ 2012
Sprinklered	Yes
Parking	15 +/- parking spaces
Number of Floors	2



PROPERTY DESCRIPTION

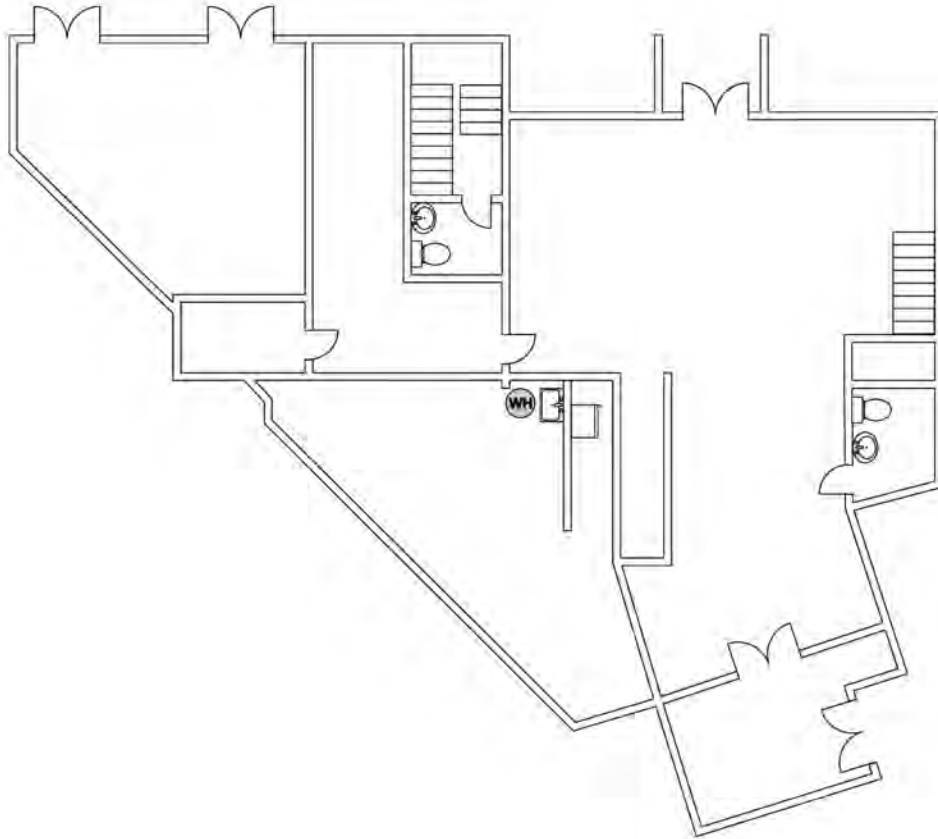
The Denver Infill Specialists of Unique Properties is pleased to present the property at 2150 N Broadway, Denver, CO, is a 3,416 SF stand-alone restaurant on an 8,874 SF lot at the high-visibility corner of N Broadway, Champa Street, and 22nd Street. With two access points and proximity to downtown Denver, RiNo Art District, and LoDo, it benefits from heavy traffic, excellent pedestrian exposure, and public transportation access. Ideal for fine dining, casual eateries, cafes, event venue, or future development, this prime location offers outdoor seating, ample parking, and a rare investment opportunity in Denver's urban market.



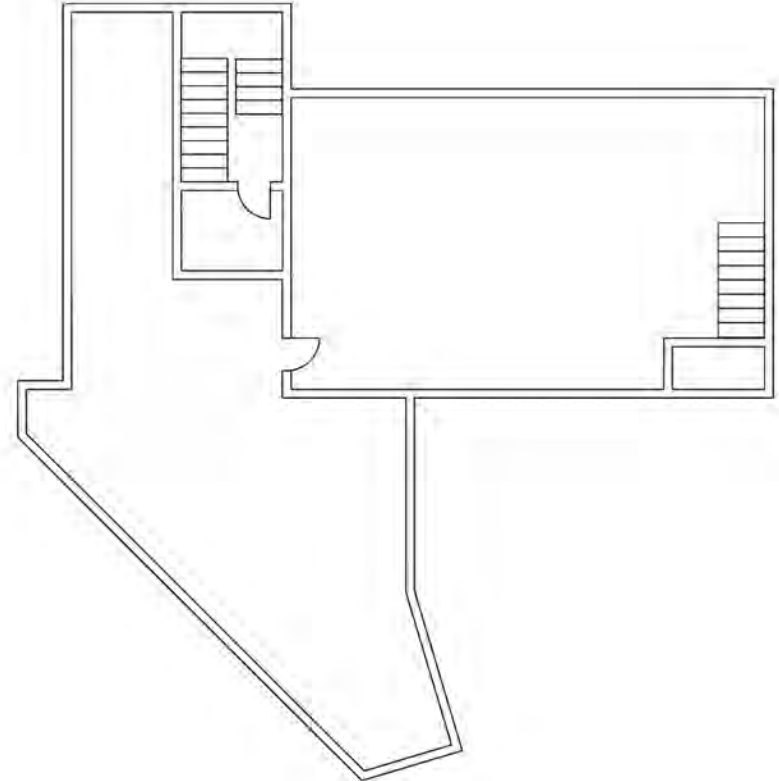
- All FF&E can be purchased for \$150,000, contact Broker for FF&E list.
- 6 Public Transportation stops within 2-blocks (Bus & Light Rail)
- 20,000+ vehicles per day at the intersection of Broadway & Champa Street
- Walking distance to countless other bars & restaurants (Mercury Cafe, LaFiesta, Elways, The Lobby, Solutions Lounge, & The British Bulldog)
- Outdoor patio with seating for the 300+ days of Denver sunshine

FLOOR PLANS

FIRST FLOOR



SECOND FLOOR



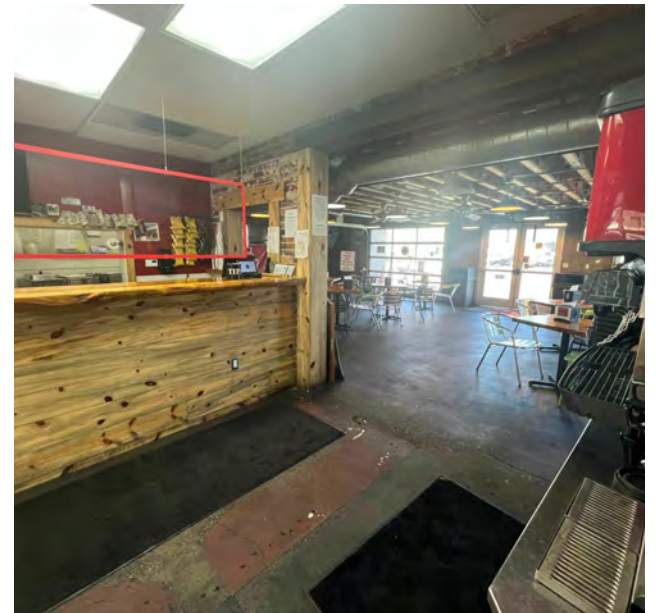
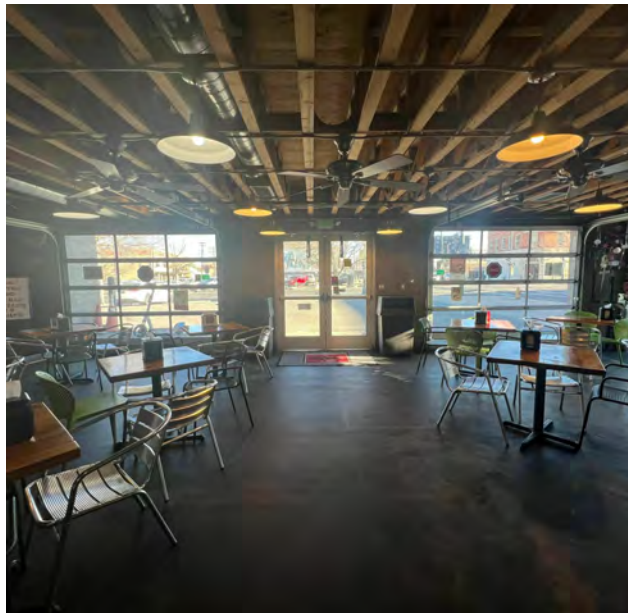
DEMOGRAPHICS & LOCATION MAP

DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
POPULATION			
Total Population	49,866	233,273	497,799
Average Age	38	38	38
HOUSEHOLDS & INCOME			
Total Households	29,688	124,839	234,492
# of Persons per HH	1.7	1.9	2.1
Average HH Income	\$129,058	\$130,952	\$127,084
Average House Value	\$791,870	\$831,656	\$792,884



ADDITIONAL PHOTOS



WHY DENVER?

Growth & Talent

- #1 Economy in the nation for 3 straight years.
- Denver ranks #3 Top Moving Destination and Colorado ranks #5 in states where people are moving to. (2020, Penske + Uhaul)
- Denver is currently growing at **1.48%** annually and its population has increased by **24.82%** (2021) since the 2010 census.
- Denver ranks #12 for tech talent across North America. The number of tech workers has grown **31.1%** since 2015.
- Denver's millennial population, aged 22 to 36, has grown **20.1%** since 2014 making it the #3 most concentrated market of millennials in the country.
- Denver's average salary is \$107,481 which ranks #9 for cities across North America.

#1

Best State
Economy
U.S. News

#2

Best Place
to Live
U.S. News

#3

Fastest Growing
State This Decade
U.S. Census

A BURGEONING BUSINESS HUB



AEROSPACE & DEFENSE



ENERGY



LIFE SCIENCE



Finance



EDUCATION



FOOD & BEVERAGE



BIOSCIENCE



TECHNOLOGY & TELECOM



GOVERNMENT



UNIQUE
PROPERTIES

TCN
COMMERCIAL
REAL ESTATE SERVICES

BBQ
TAKEOUT · CATERING
303-296-3334



Are you eligible for
benefits under the PACT Act?
Visit choose.va.gov

SAM LEGER

CHIEF EXECUTIVE OFFICER

303.512.1159

sleger@uniqueprop.com

GRAHAM TROTTER

SENIOR BROKER ASSOCIATE

303.512.1197 x226

gtrotter@uniqueprop.com

TANNER GILLIS

BROKER ASSOCIATE

303.512.1190

tjillis@uniqueprop.com