



**ZALL**  
COMMERCIAL  
REAL ESTATE

The Aurum  
18475 W. Colfax Ave  
Denver, CO 80401

# Turnkey Restaurant / Food & Beverage Opportunity



**1,400 - 3,775 SF Available For Lease | \$25/SF NNN**

Featuring: existing commercial kitchen infrastructure and a flexible layout designed to accommodate up to two concepts.

**Ideal for operators seeking speed-to-market and efficiency.**

For pricing and leasing information, contact

Ellen Cummings  
ellen@zallcompany.com  
206.478.5658

Marin Dornseif  
marin@zallcompany.com  
720.217.9884

The information contained in this brochure was compiled from reliable sources, however, The Zall Company, LLC does not warrant nor guarantee the accuracy of the representation herein. The Zall Company and its broker associates, as listed, are representing the Landlord/Seller of this property. Different brokerage relationships exist.



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**Unmatched Visibility & Regional Access**  
Positioned at the high-traffic I-70 Morrison exit, The Aurum captures constant exposure from:

- Commuters traveling between Denver and the mountains
- Visitors heading to Red Rocks Amphitheatre and nearby destinations
- Strong daily regional traffic along a major Colorado corridor



## Built-In Customer Base

Located within a dense residential community with on-site apartments, providing immediate daytime and evening patronage from residents and surrounding neighborhoods.

This is a true “last stop before the mountains” location with exceptional visibility and access.

## Designed for Food & Beverage Success

**Perfect for a wide range of concepts, including:**

- Restaurant or full-service dining
- Café or fast-casual concept
- Brewery taproom
- Ghost kitchen / delivery hub
- Specialty food or beverage operator

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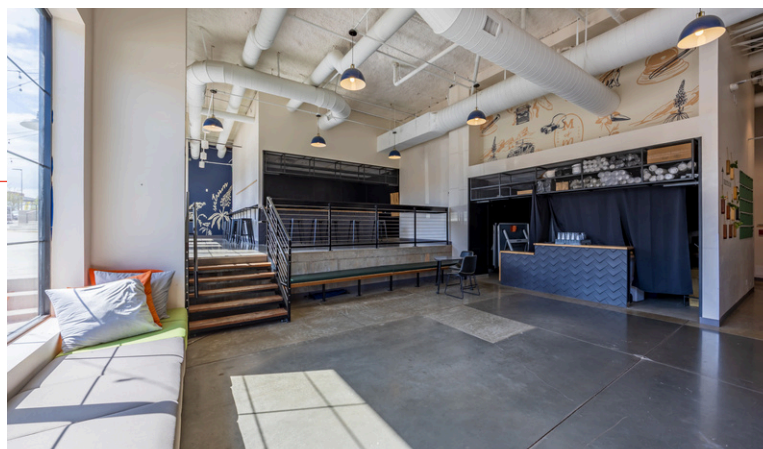
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Floorplan options and renderings provided by Curate Workplace. To explore all options and designs, please reach out to:

HOLLY MCNAMARA

Director of Business Development

[holly.m@curateworkplace.com](mailto:holly.m@curateworkplace.com)

### Available Unit/s:

The 3775 SF space is available for one restaurant concept, or the space can be split into 2 1400+ units for a restaurant and retail tenant. \*\*\*some equipment is not included, but available, discuss with brokerage for option.

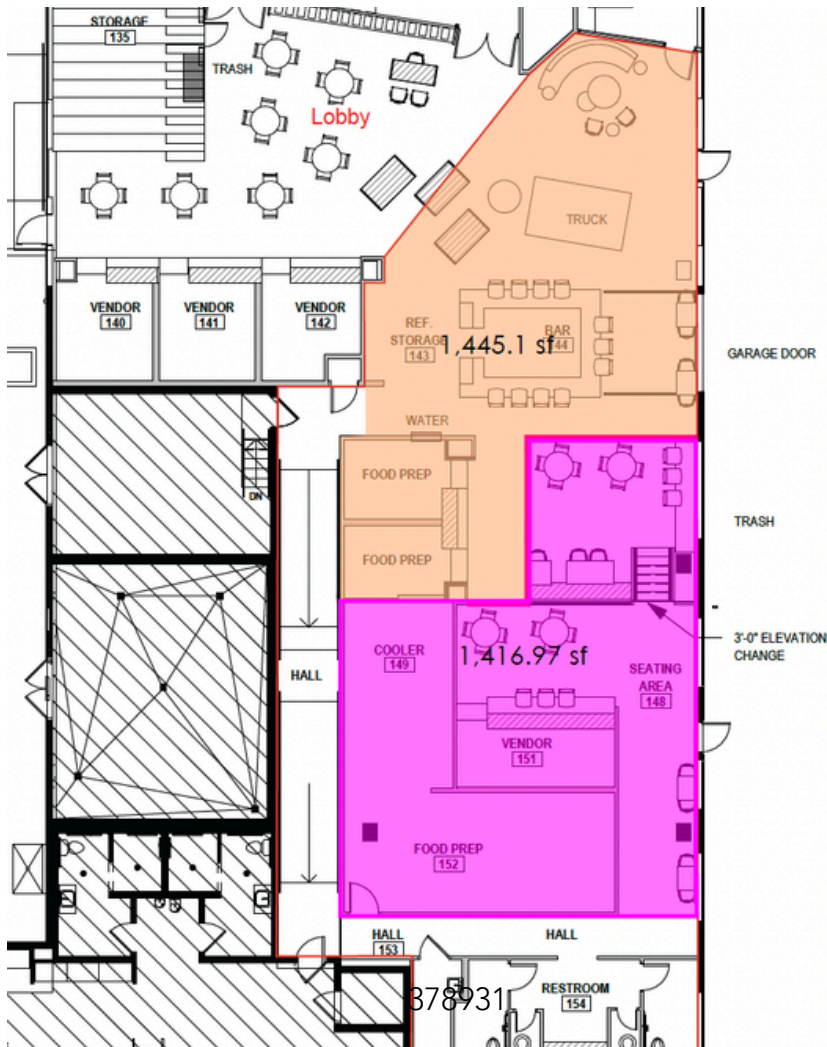


### Features:

The fully built commercial kitchen provides ample opportunity for a move-in-ready restaurant concept.



The 20 tap bar features wrap-around seating and natural light for a casual day time experience and elevated evenings.



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## Strategic West Denver / Golden Corridor Location

Minutes from key regional destinations:

- Downtown Golden
- Morrison & Red Rocks Amphitheatre
- Fossil Trace Golf Course
- Colorado Mills & Denver West

A prime position within one of West Denver's most active growth corridors.

## Demographics

	1 Mile	3 Miles	5 Miles
2025 Population	152	3,168	38,036
Households	\$195,417	\$140,292	\$138,306
Avg. HH Income	\$7,998	\$127,536	\$1,496,120
2025 Annual Spending (000s)			

## Traffic Counts

I-70 at Co Hwy 93	83,641 VPD
US Hwy 40 at Co Hwy 93	11,671 VPD

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## A High-Demand Foothills Corridor

Golden and Morrison sit at the intersection of Denver commuters, mountain traffic, and year-round tourism, creating a uniquely active retail and hospitality market. With limited supply and strong lifestyle appeal, the area continues to attract new investment and residents.

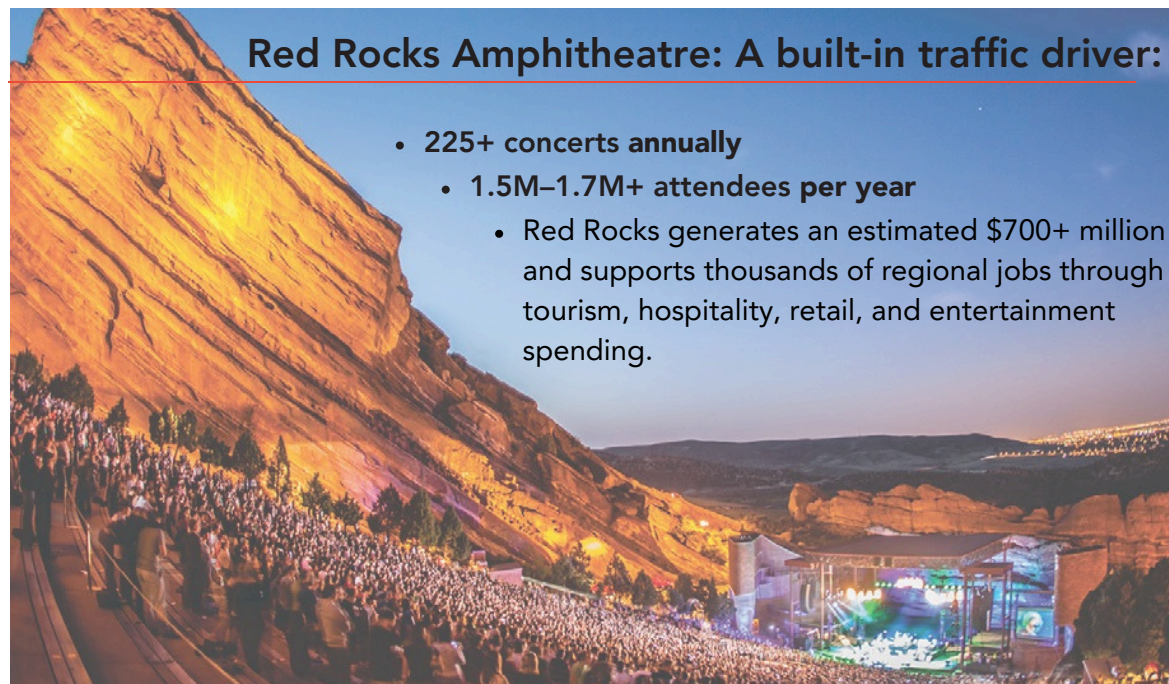


- Strong daytime + event-driven traffic
- Affluent, active customer base
- Limited retail/restaurant availability

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## Red Rocks Amphitheatre: A built-in traffic driver:

- 225+ concerts annually
  - 1.5M–1.7M+ attendees per year
    - Red Rocks generates an estimated \$700+ million and supports thousands of regional jobs through tourism, hospitality, retail, and entertainment spending.

## Steady Growth & New Development

- New boutique hotel in Morrison supporting tourism demand
- Residential growth surrounding Morrison, including communities like Red Rocks Ranch, is bringing additional rooftops, consumer demand, and long-term support for local retail and service businesses.
- Continued infill and mixed-use investment in Golden
- Ongoing residential growth driven by proximity to Denver + outdoor lifestyle

