



AVAILABLE SF

Ground level | 2,500 SF
w/Basement



LEASE RATE

\$35.00/SF/NNN
\$12.00 NNN's
NNN includes water + sewer



BUILDING SIZE

9,375 SF



YEAR BUILT

1907



ZONING

D-TD
(Downtown Theater District)

PROPERTY HIGHLIGHTS

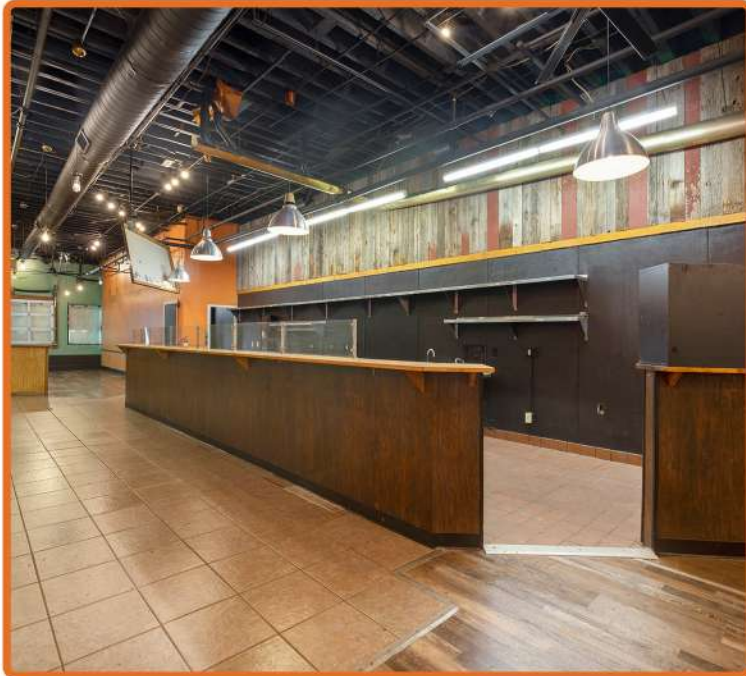
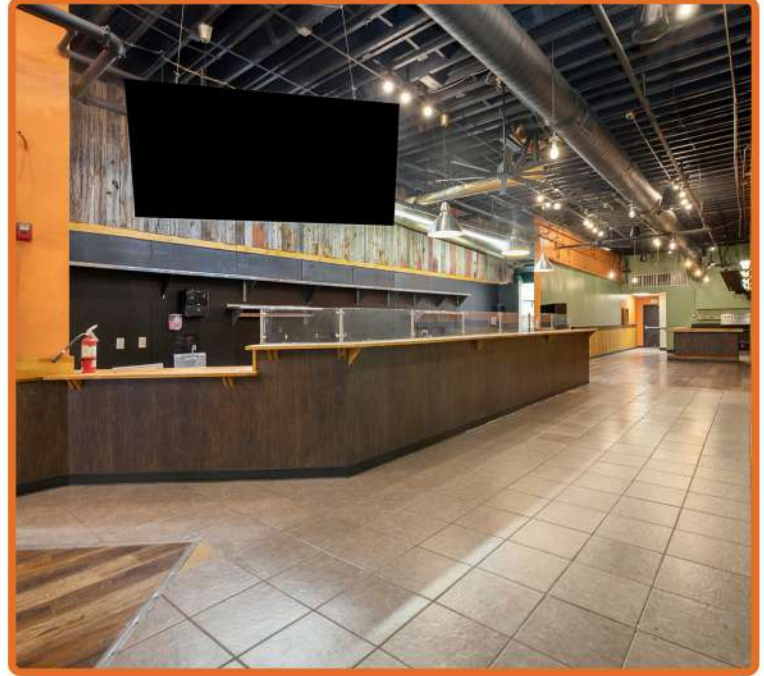
- 2nd generation restaurant/bar space
- Historical building located in The Denver Theatre District in the heart of downtown [The Denver Theatre District | Art For Everyone](#)
- Two (2) walk-in coolers
- Keg room in the basement
- In-place transferable liquor license
- Street and private parking nearby
- Basement is 2,125 SF

AMANDA TOMPKINS

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Restaurant/Bar Space For Lease

1531 CHAMPA STREET
DENVER, CO 80202



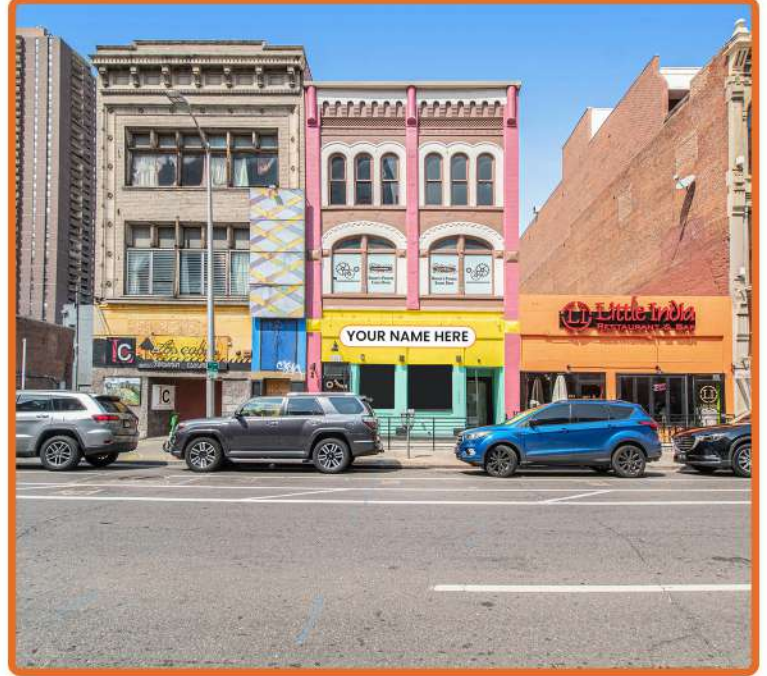
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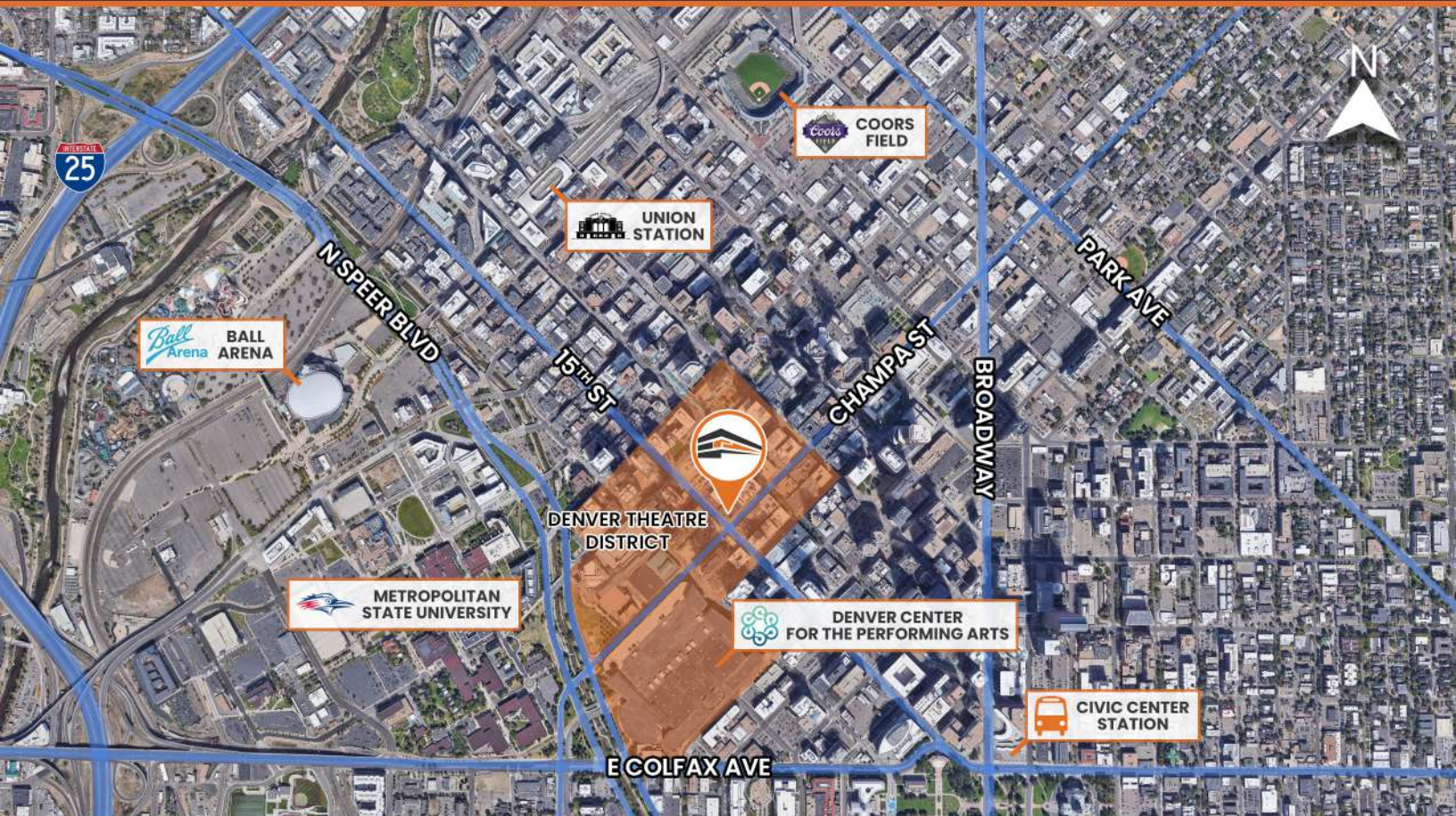
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