

Flagship Restaurant/Entertainment Opportunity

6575 Greenwood Village Plaza Blvd | Greenwood Village, CO 80111



FOR SALE/FOR LEASE

AVAILABLE

1.83 Acres
12,438 SF

PRICING

Sale Pricing \$4,250,000
Lease Pricing: Contact Broker

ABOUT THE PROPERTY

- Former Food Hall with Nine (9) individual stalls - FF&E included (certain exclusions apply)
- Large Hall with Bar and private event space
- Fully Functioning Brewery with production - ability to produce up to 800 kegs per year
- Adjacent to Fiddler's Green Amphitheatre, Pindustry and Denver Tech Center
- Perfect opportunity for a flagship restaurant or entertainment

CONTACT

Erik Christopher | 303.390.5252
erik.christopher@srsre.com

DEMOGRAPHICS

	1 Miles	3 Miles	5 Miles
Population	9,833	90,781	250,717
Daytime Population	53,105	196,912	376,771
Avg. Household Income	\$164,679	\$183,307	\$162,575
Estimated Households	4,246	38,451	105,643

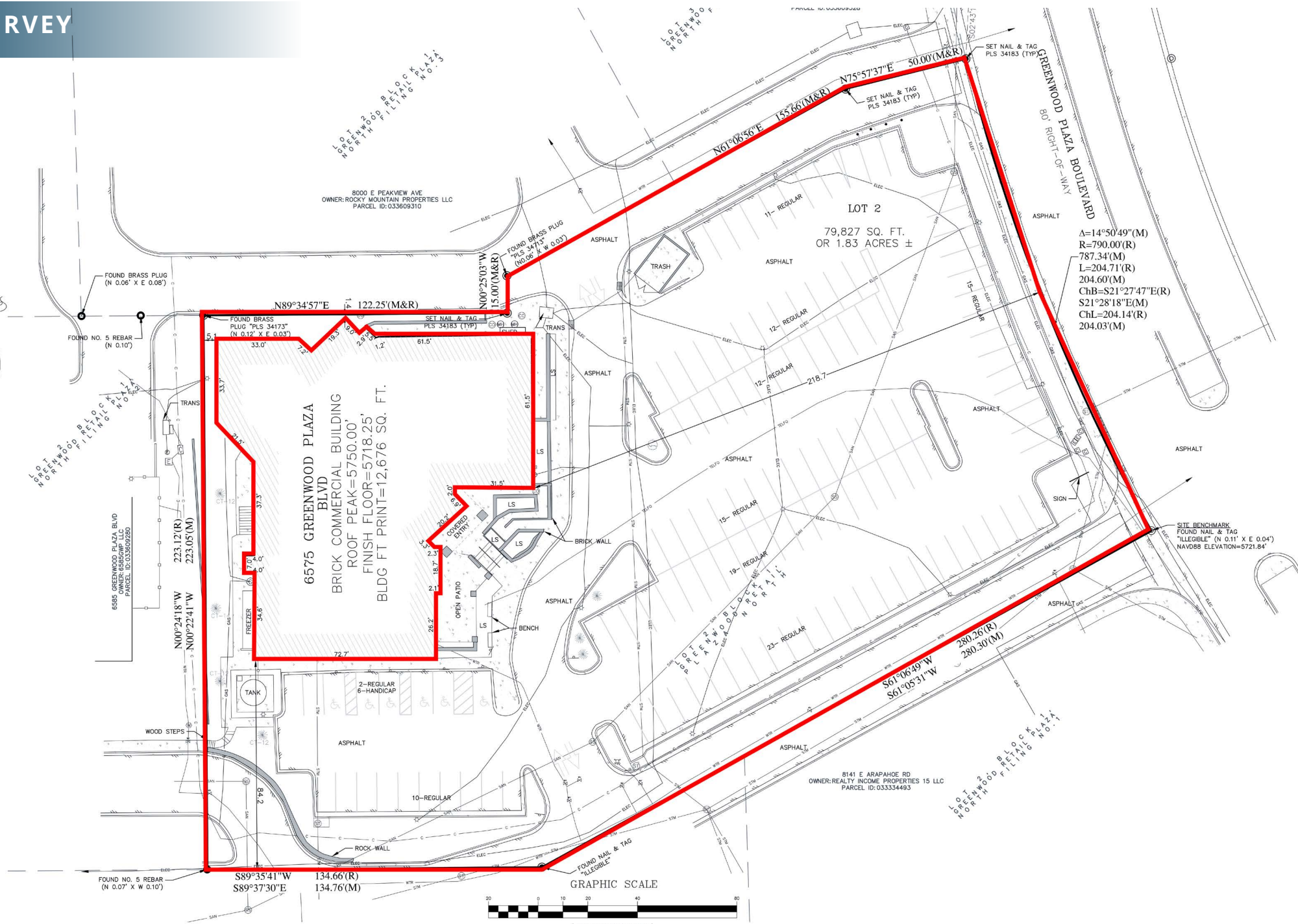
Year: 2024 | Source: Esri

TRAFFIC COUNTS

S Quebec St	23,000 VPD
E Arapahoe Rd	61,000 VPD
I-25	265,000 VPD

Year: 2024 | Source: DRCOG

6575 Greenwood Village Plaza Blvd | Greenwood Village, CO 80111

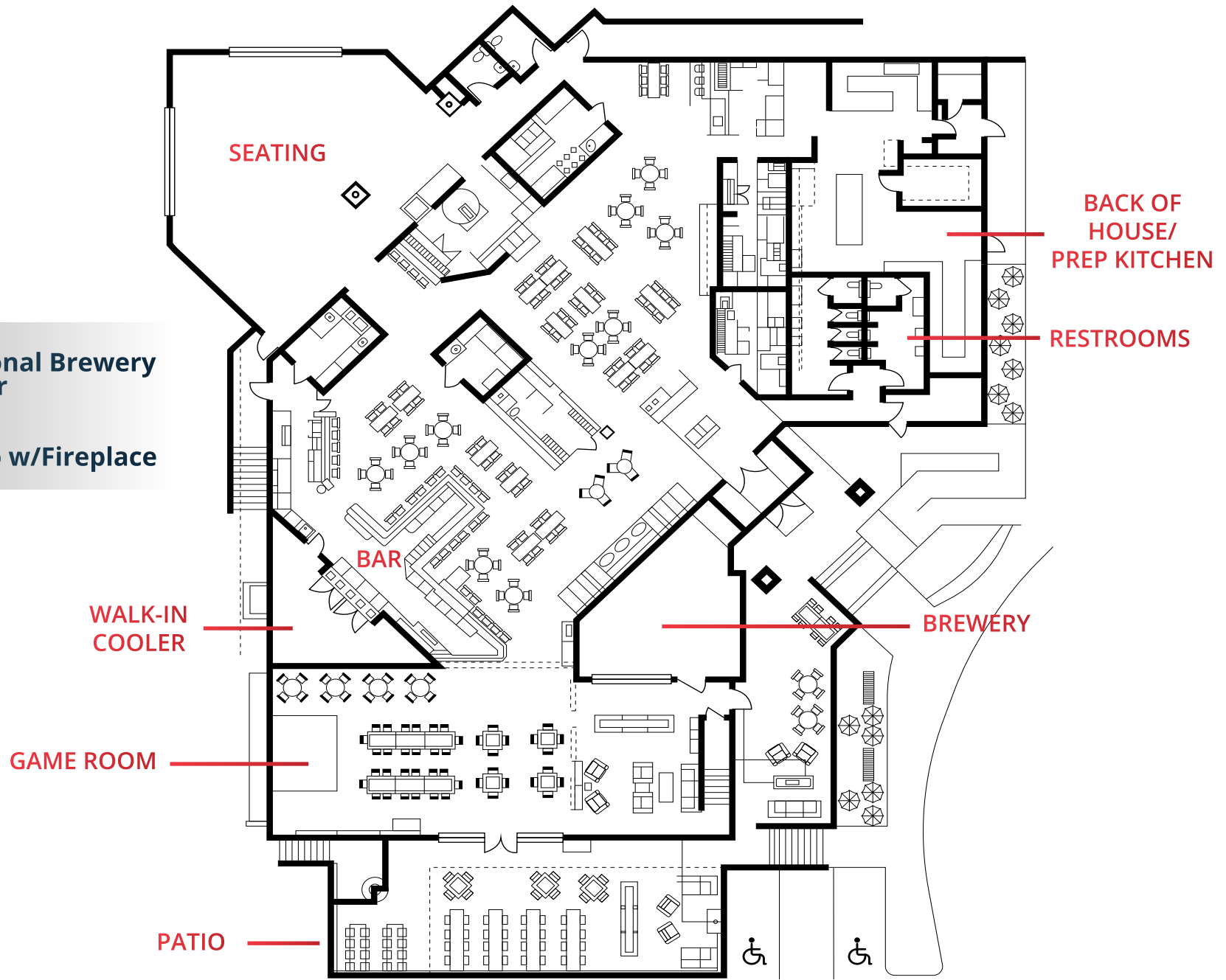


Flagship Restaurant/Entertainment Opportunity

6575 Greenwood Village Plaza Blvd | Greenwood Village, CO 80111



BUILDING LAYOUT

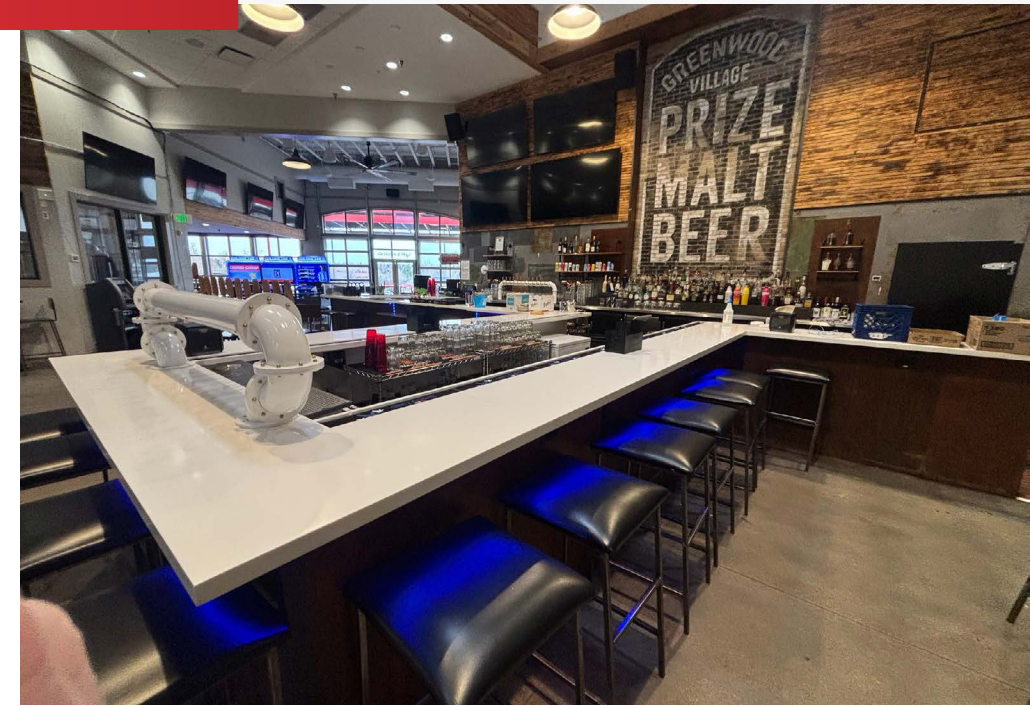
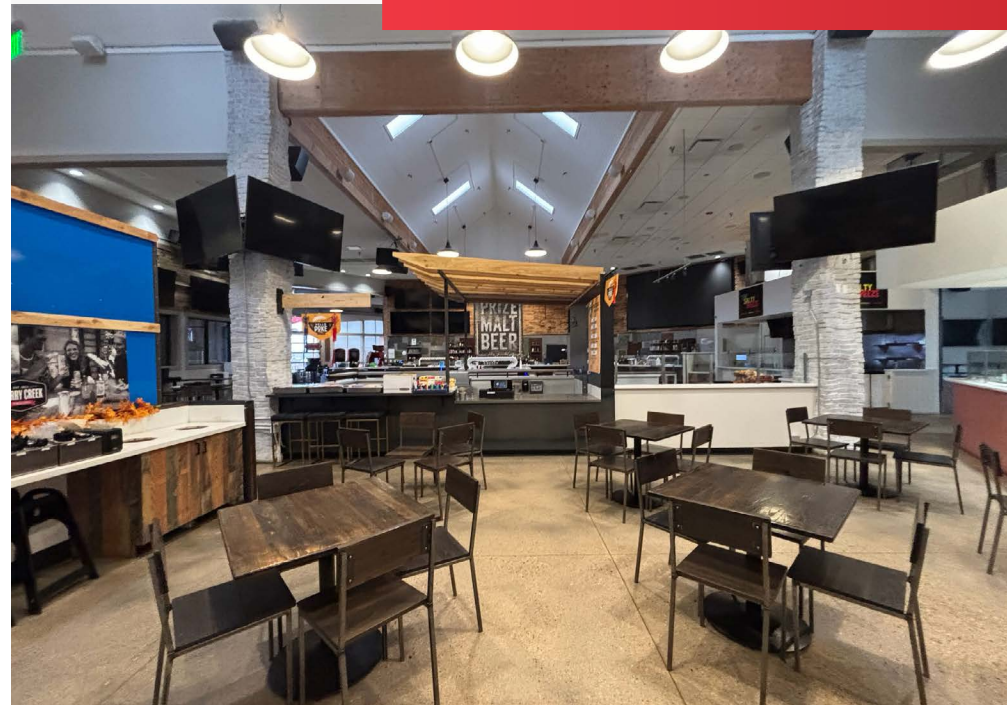


- 9 Food Stalls
- Fully Operational Brewery
- Walk-In Cooler
- Game Room
- Seating Area
- Outdoor Patio w/Fireplace

Flagship Restaurant/Entertainment Opportunity

Greenwood Village, CO

[CLICK For More
Photos & Video Tours!](#)







Flagship Restaurant/Entertainment Opportunity

6575 Greenwood Village Plaza Blvd | Greenwood Village, CO 80111



DEMOGRAPHIC HIGHLIGHTS

1 MILE

9,833	53,105	\$164,679	4,246
Population	Total Daytime Population	Average Household Income	Total Households

3 MILES

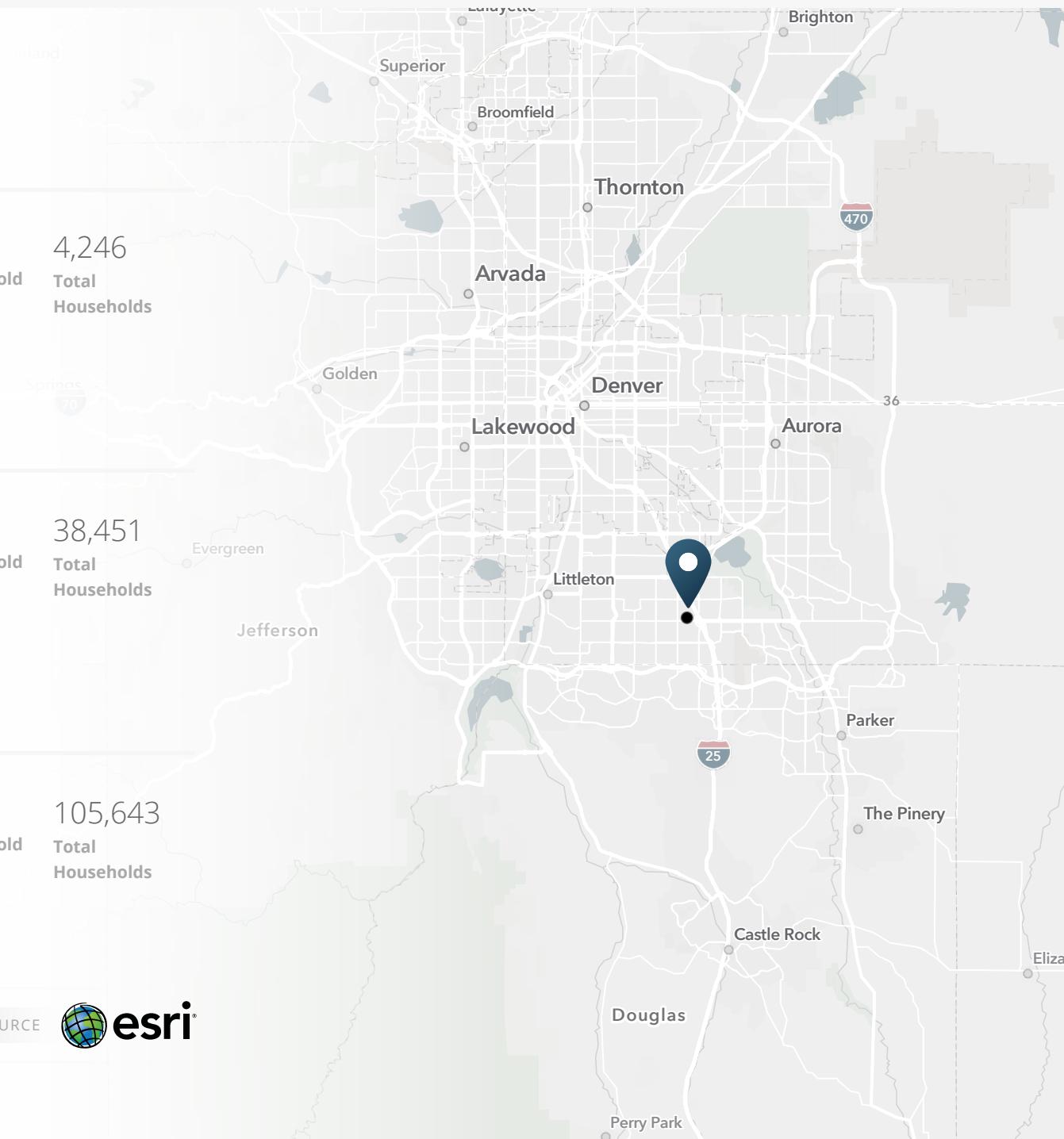
90,781	196,912	\$183,307	38,451
Population	Total Daytime Population	Average Household Income	Total Households

5 MILES

250,717	376,771	\$162,575	105,643
Population	Total Daytime Population	Average Household Income	Total Households

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE





SRS Real Estate Partners
1875 Lawrence Street, Suite 850
Denver, CO 80202
303.572.1800

Erik Christopher
303.390.5252
erik.christopher@srsre.com

SRSRE.COM

© SRS Real Estate Partners

The information presented was obtained from sources deemed reliable;
however SRS Real Estate Partners does not guarantee its completeness or accuracy.