

ASSET SALE

# CHUEY FU'S

2205 E. COLFAX AVE., DENVER, CO 80206

RESTAURANT | 2,500 SF | TRANSFERRABLE LIQUOR LICENSE



**OPERATING RESTAURANT - DO NOT DISTURB EMPLOYEES  
ALL COMMUNICATION THROUGH BROKER**

## PROPERTY HIGHLIGHTS

- Turnkey Restaurant with Full Bar & Transferable Liquor License
- Newly Remodeled with Ample Off Street Parking
- Fully Built Out Space For Quick Opening
- Endcap with Large Patio with Plenty of Seating in Densely Populated City Park Neighborhood

**TRAFFIC COUNTS:** 21,000 VPD - Gaylord St. & E. Colfax Ave.

DEMOGRAPHICS (2023)	1 MILE	3 MILE	5 MILE
Est. Population	34,228	236,990	510,558
Avg. HH Income	\$124,062	\$138,492	\$129,546



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AXIO Commercial Real Estate represents that it has not made a physical inspection of the Property and has no actual knowledge of any defects in the Property except as identified in writing to the Buyer. The Buyer has been advised by Broker to make an investigation of the Property at its own expense, which investigation should include without limitation the availability of access, utility services, zoning, environmental risks, soil conditions, structural integrity and mechanical systems.

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