

Historic Downtown Littleton Restaurant For Sale

2589 W MAIN STREET

Littleton, CO 80120

PRICE REDUCED!
Potential Seller Financing



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PROPERTY DESCRIPTION

Bring your exciting new food and beverage concept to the coveted Historic Downtown Littleton submarket! Built in 2011, this restaurant occupies a prime corner at West Main Street and Curtice Street, within Littleton's pedestrian-friendly core. Surrounded by world-class dining, shopping, and entertainment, this is one of Metro Denver's most vibrant areas.

The 6,058-square-foot, two-story building boasts an additional 1,833 square feet of multi-level rooftop terraces with breathtaking mountain views. The high-end architectural design includes various dining and bar areas, cozy lounges, and indoor and outdoor fireplaces. Impressive finishes throughout combine brick, wood, and metal detailing, complemented by dramatic suspended wood beams.

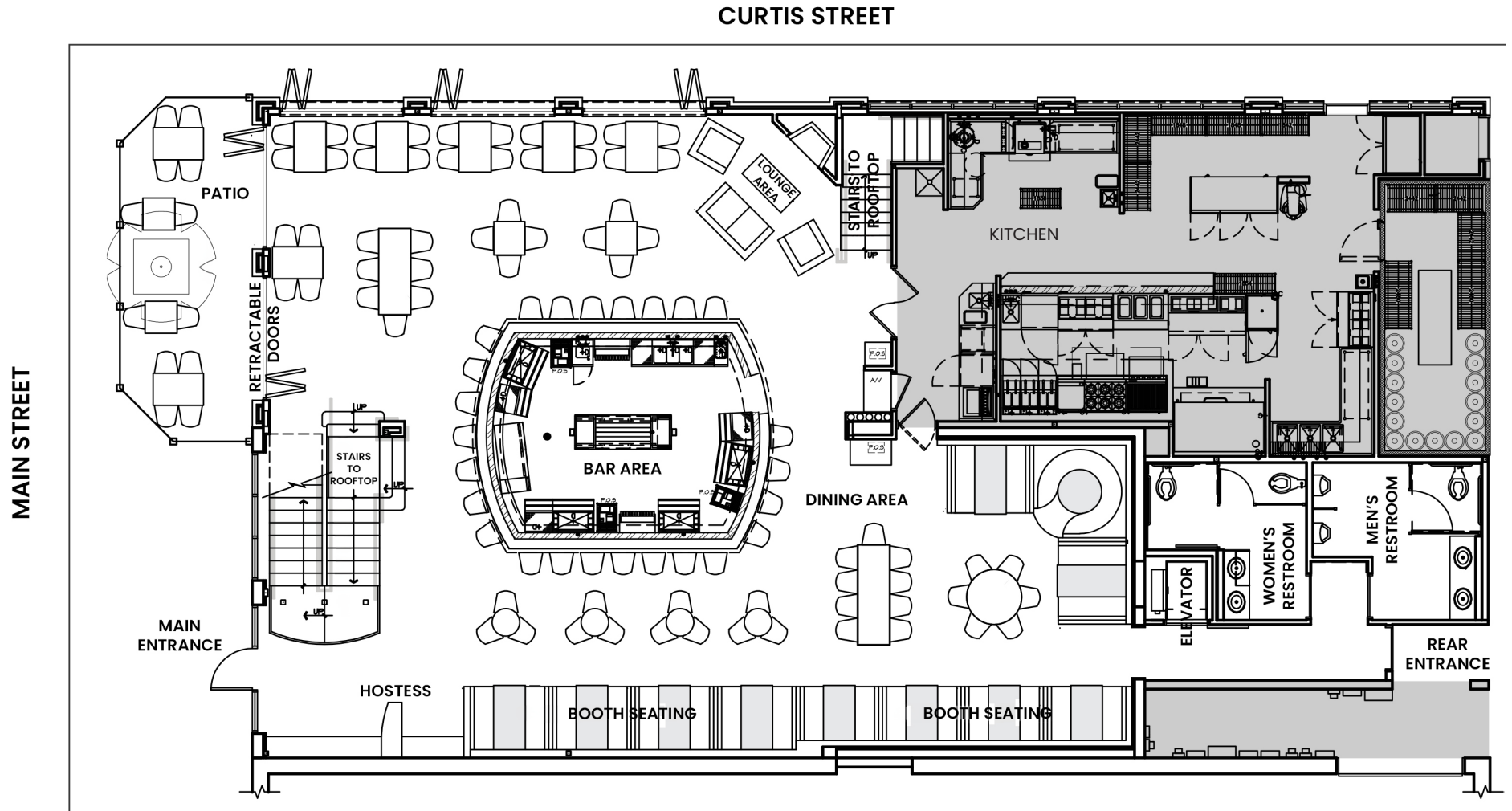
This property is ideally suited to a concept designed for the Colorado lifestyle. Take advantage of this unique opportunity to offer entertainment, stunning mountain views, outstanding beverages, and delicious food for year-round enjoyment under one roof.

PROPERTY HIGHLIGHTS

- Potential seller financing available
- Highly-desirable downtown Littleton submarket
- Transferable liquor license
- 45 feet of frontage on West Main Street
- Formerly the Tavern Littleton
- Abundant street parking

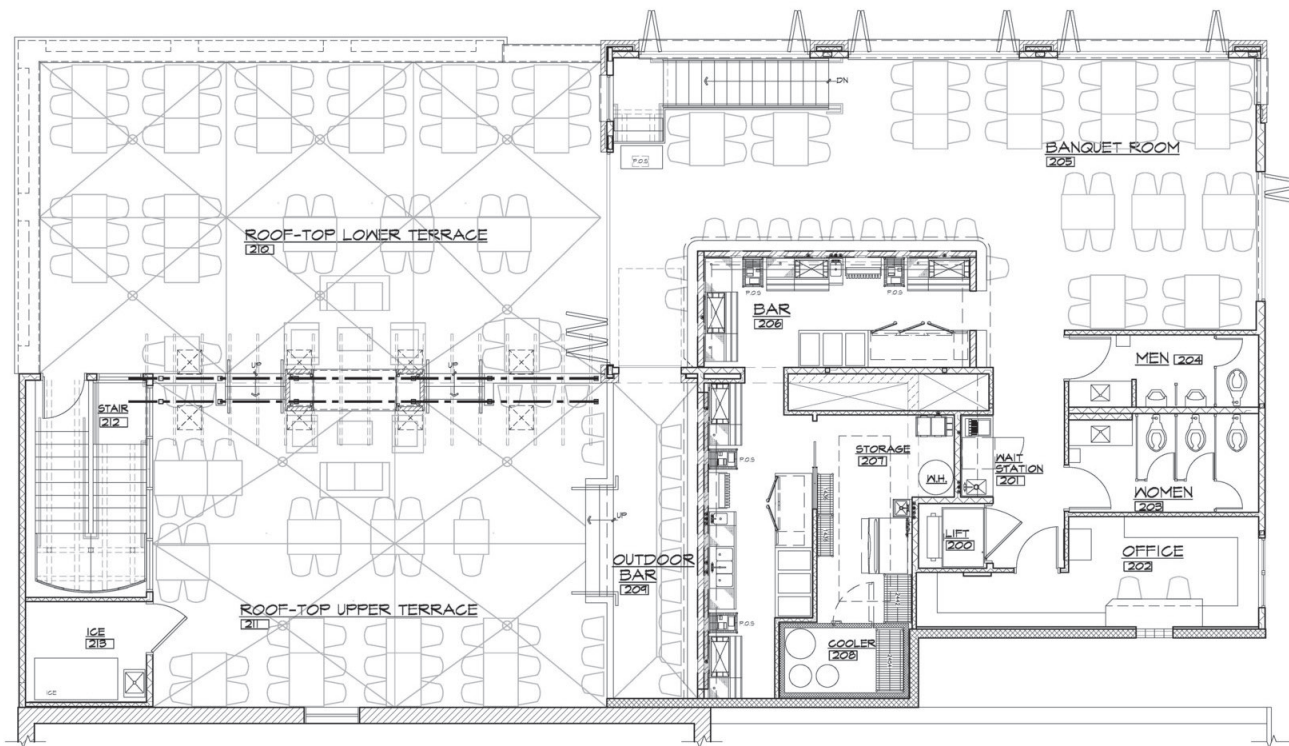


Address	2589 W Main Street Littleton, CO 80120
Price	\$3,800,000 \$3,500,000
Building SF	6,058 SF 1,833 Rooftop Patio (Approx.)
Lot Size	3,833 SF
Zoning	DMS (Downtown Main Street)
Occupancy	Currently Vacant
Building Type	Restaurant/Retail
Submarket	Old Town Littleton
Year Built	2011
Property Taxes	\$49,069.95 (2023)



FIRST LEVEL FLOOR PLAN

SECOND LEVEL FLOOR PLAN



11-1-2010	B.E.
12-1-2010	B.E.
12-21-2010	B.E.



H-A ARCHITECTS
ARCHITECTURE & PLANNING

THE LITTLETON
OFFICE BUILDING

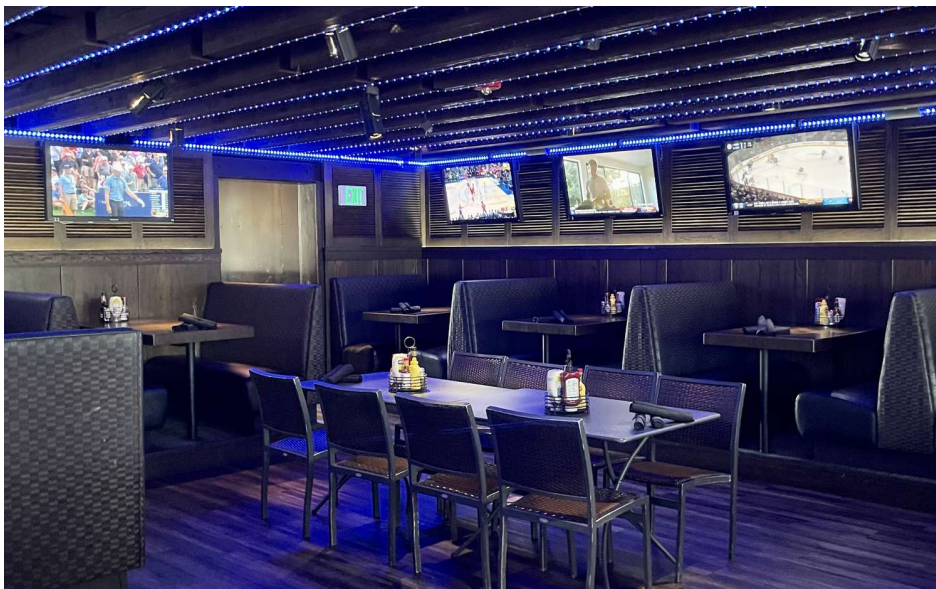
2329 WEST MAIN
STREET SUITE 301
LITTLETON, CO 80120
TEL 303 730 7300
FAX 303 730 8300

Tavern Littleton
2589 W. Main Street
Littleton, Colorado 80120

Sheet Title	SECOND FLOOR PLAN
Date	6-18-2010
Drawn	B.P.E.
Checked	J.M.
Sheet	A-1.2

SECOND FLOOR PLAN 
1/4" = 1'-0"

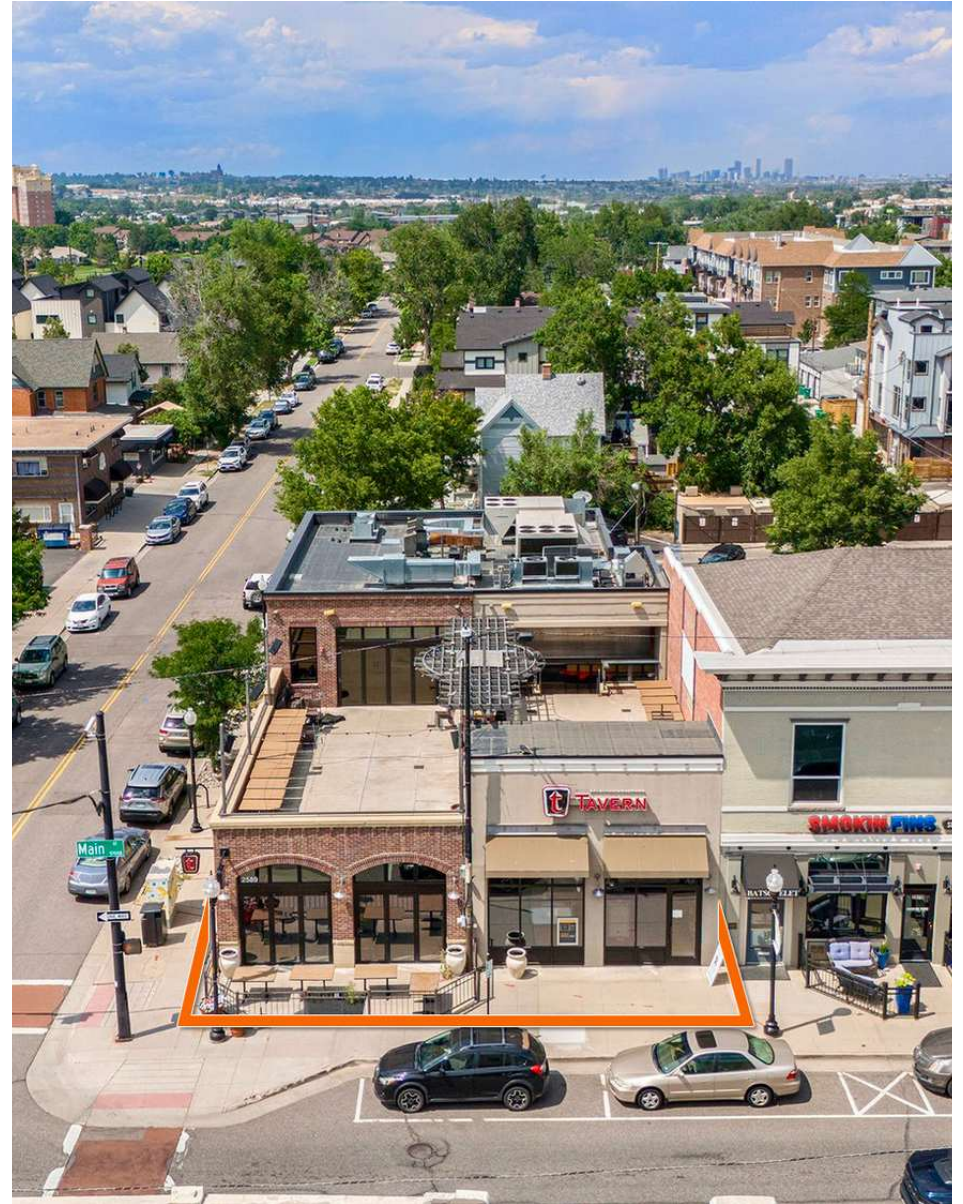
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7 | 2589 W MAIN STREET

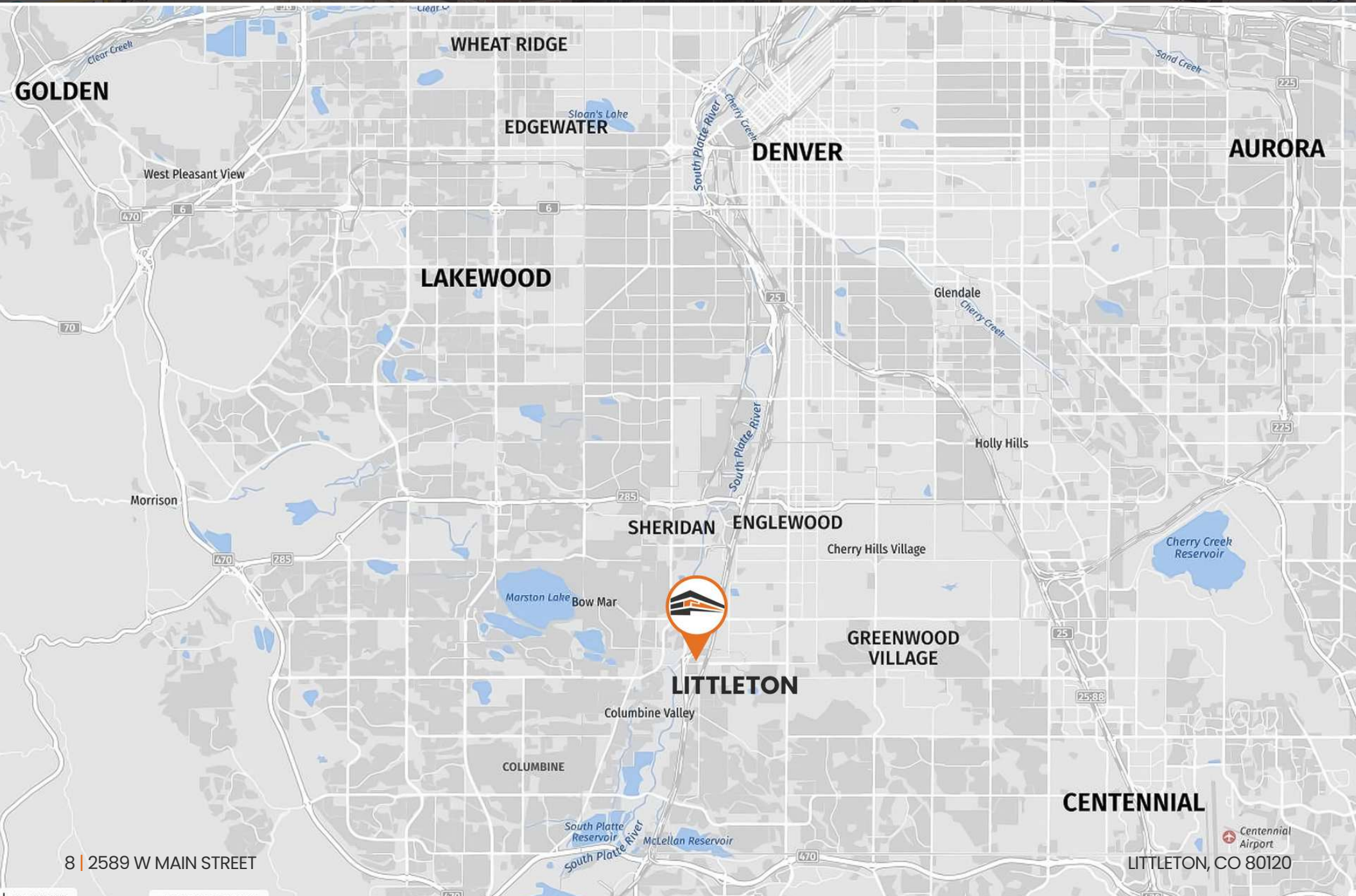


LITTLETON, CO 80120



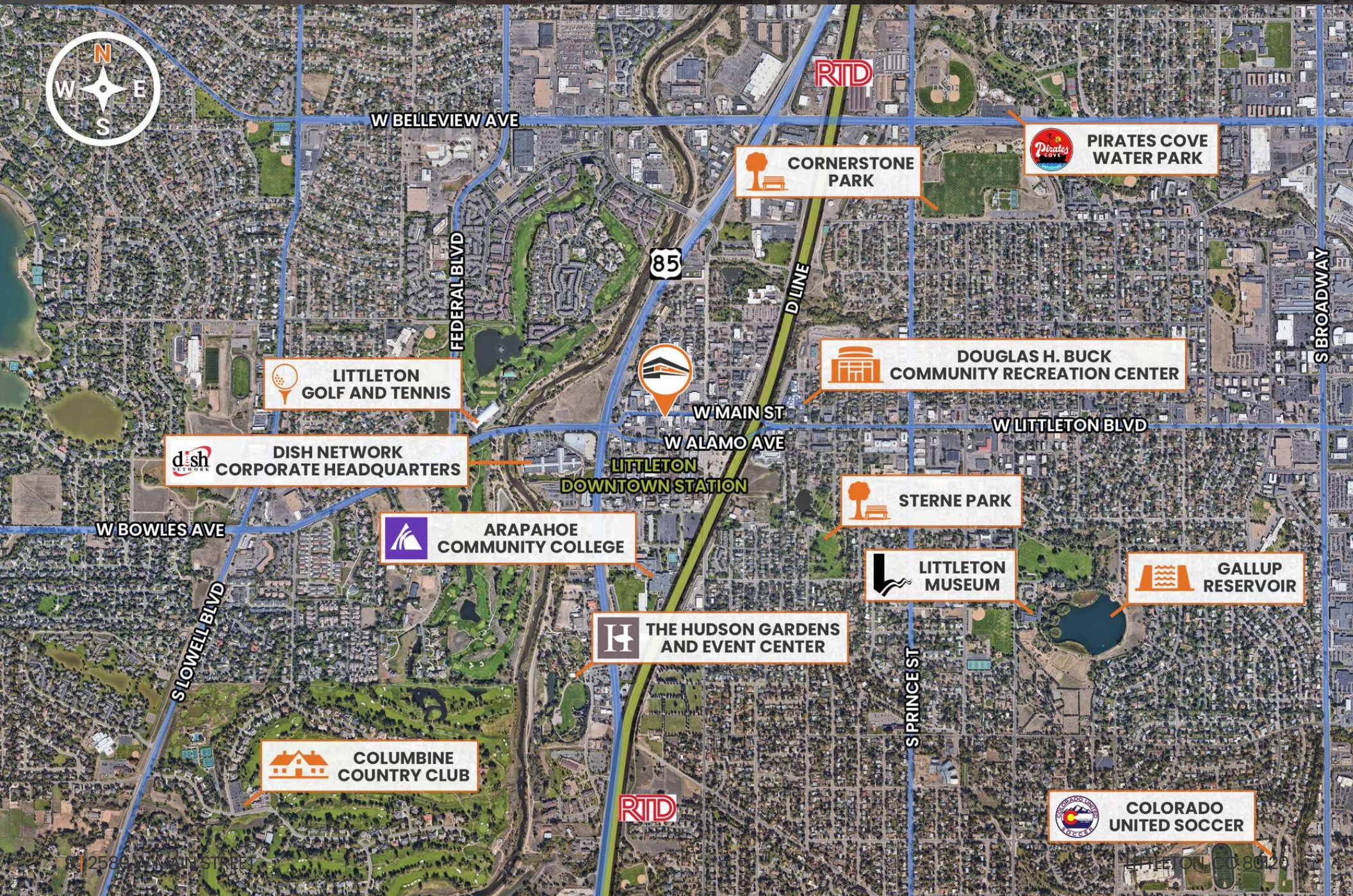
HENRY GROUP
REAL ESTATE

LOCATION MAP




8 | 2589 W MAIN STREET

Centennial Airport
LITTLETON, CO 80120





 **VIEWHOUSE GRILL**

 **THE MELTING POT**

W BOWLES AVE

SSANTA FE DR
SRAPP ST

 **MYSTIC ESCAPE ROOM**

 **ARAPAHOE COMMUNITY COLLEGE ART AND DESIGN CENTER**

CURTICE ST

W MAIN ST

W ALAMO AVE

S NEVADA ST

SPRING ST

W POWERS ST

HISTORIC DISTRICTS

-  - NATIONAL HISTORIC DISTRICT
-  - LOCAL HISTORIC DISTRICT

*Boundaries are approximate

[Click for more information](#)

 **CHASE BANK**

 **UNITED STATES POSTAL SERVICE**

 **VITA LITTLETON APARTMENTS**

 **RTD DOWNTOWN LITTLETON STATION PARK N RIDE**

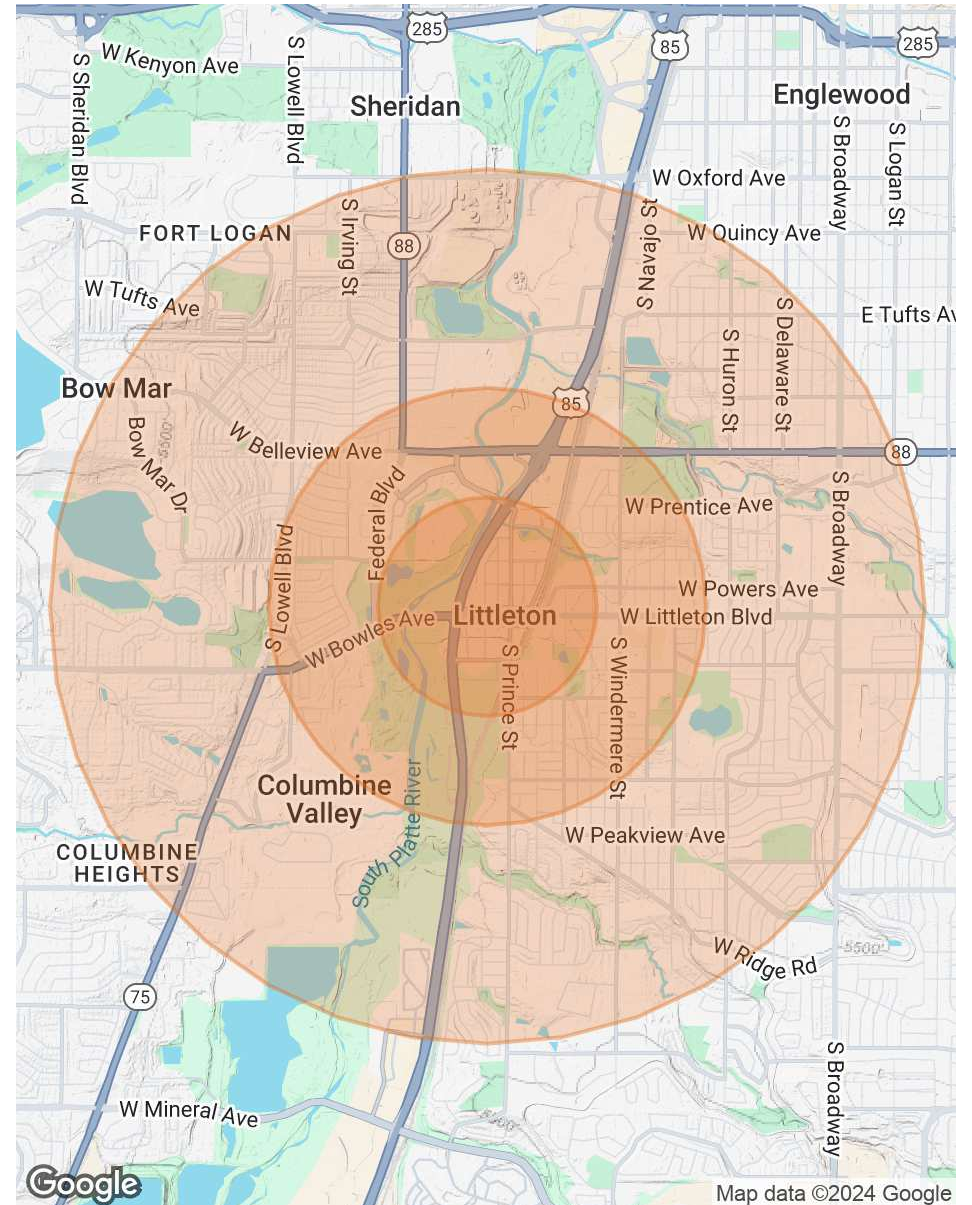
POPULATION

	0.5 MILES	1 MILE	2 MILES
Total Population	2,772	13,188	44,633
Average Age	46	43	42
Average Age (Male)	43	41	41
Average Age (Female)	48	44	43

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	2 MILES
Total Households	1,551	6,470	19,258
# of Persons per HH	1.8	2	2.3
Average HH Income	\$95,335	\$105,510	\$121,716
Average House Value	\$803,829	\$687,434	\$729,656

Demographics data derived from AlphaMap



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