

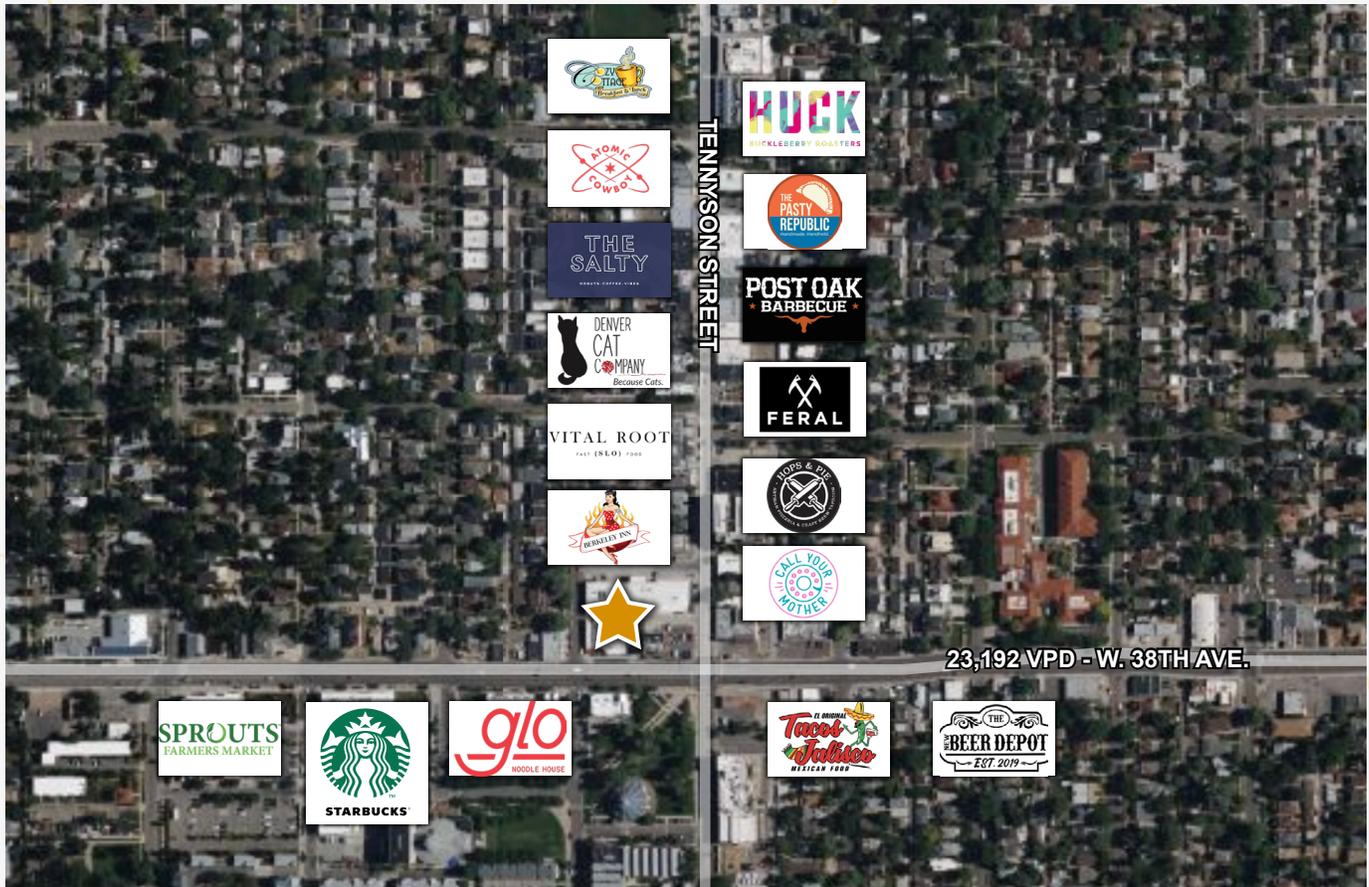


2,952 SF AVAILABLE

Confidential Berkeley Restaurant For Asset Sale

4499 W. 38TH AVE • DENVER, CO 80212





CONFIDENTIAL LISTING - PLEASE CALL BROKER FOR PRICING AND DETAILS

4499 W. 38TH AVE • DENVER, CO

Property Overview

- Heart of Tennyson/Berkeley Neighborhood
- Transferable Liquor License
- Excellent Patio Space
- Step Into Fully Equipped Space for Quick Opening

Demographics	1 MILE	3 MILE	5 MILE
2023 Est. Population	24,024	174,898	478,305
Daytime Employees	7,624	106,245	452,428
2023 Avg. HH Income	\$173,925	\$143,868	\$131,612



OPERATING RESTAURANT - DO NOT DISTURB EMPLOYEES ALL COMMUNICATION THROUGH BROKER

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