



Features

- Popular Neighborhood
- High Traffic Counts
- High Income Demographics
- 2,850 SF plus Basement
- Enclosed & Outdoor Patios
- Fully Equipped Kitchen
- 10 ' Hood
- \$24 PSF NNN
- Low Net Charges \$5.83 PSF

overview

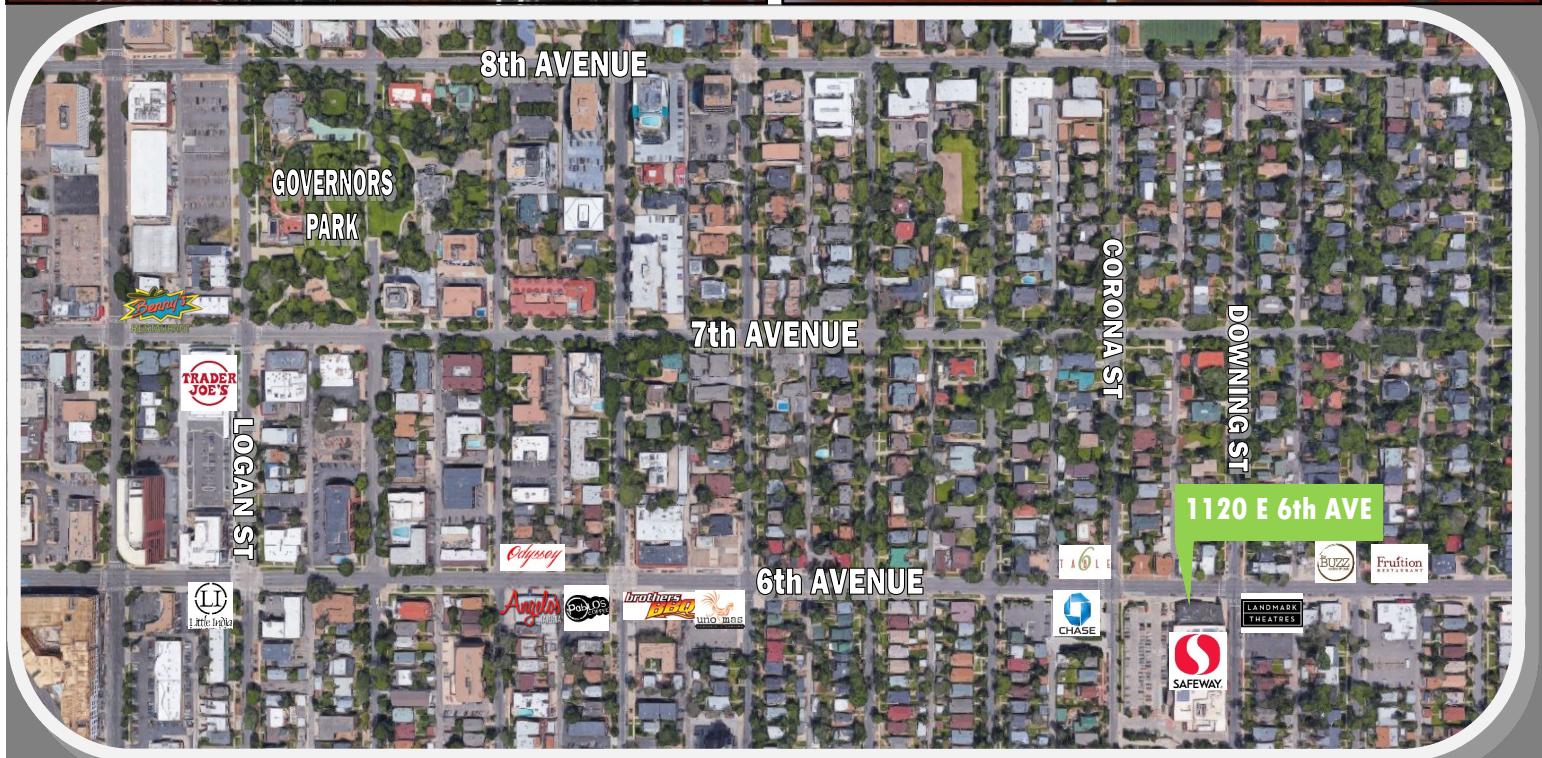
This high exposure Denver restaurant and bar for lease on 6th Avenue has been home to some of Denver's most memorable restaurants including Dudley's, Chive's and Pisco's. The perfect size at 2,850 SF plus patio and basement and is situated right in the heart of Denver surrounded by high income demographics. The good-sized kitchen has a 10' kitchen exhaust hood, walk-in cooler and prep area. This Denver restaurant location can easily be adapted to most any concept and is surrounded by high density to support a thriving take-out and delivery program as well as a go to spot for the neighborhood or destination dining.

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Demographics*

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population	44,270	235,510	553,184
Daytime Employment	37,181		
Average HH Income	\$92,192	\$107,093	\$98,064

*Source CoStar.com

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