

1750

W MISSISSIPPI AVE

DENVER, CO 80223

SALE PRICE

**\$1,800,000**



**8% CAP RATE**

RETAIL | RESTAURANT



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 **UNIQUE**  
PROPERTIES

 **TCN**  
REAL ESTATE SERVICES

400 S. Broadway | Denver, CO 80209  
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# PROPERTY HIGHLIGHTS

Address	1750 W. Mississippi Denver, CO 80223
Sale Price	\$1,800,000
Price/SF	\$240/SF
Building Size	7,488 SF
Lot Size	16,889 SF
Year Built	1960
Parking	26 Spaces
Water Tap Size	2"
Zoning	E-MX-3A
Taxes (2023)	\$22,770.98



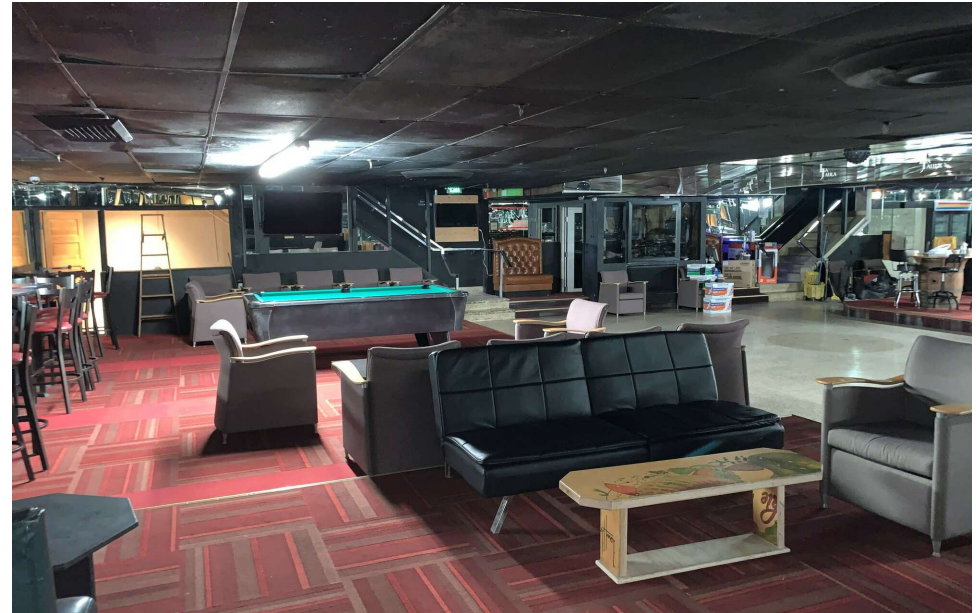
This property is perfect for an owner-user or investor seeking a turnkey restaurant, featuring a commercial kitchen, Hotel & Restaurant liquor license, and a paved parking lot with over twenty-six spaces. The main floor and lower level offer open layouts with full-service bars. Located near Athmar Park Neighborhood, it boasts high visibility and a large nearby apartment population. Listed for \$1,800,000 at an 8% cap rate with three years remaining on the lease.

- Full Kitchen with grease trap and hood.
- Paved Parking Lot with 26+ spaces.
- Hotel & Restaurant Liquor license transferable upon sale.
- HVAC System with three (3) furnaces and one (1) AC unit on the roof.
- 360 SF Screened-In Front Porch.
- Zoning E-MX-3A allows for three (3) story apartment development.
- Current lease expires July 2027 - Landlord can extend lease to a total 10-year term upon request.
- Front and Back Patio Spaces for additional use and flexibility.



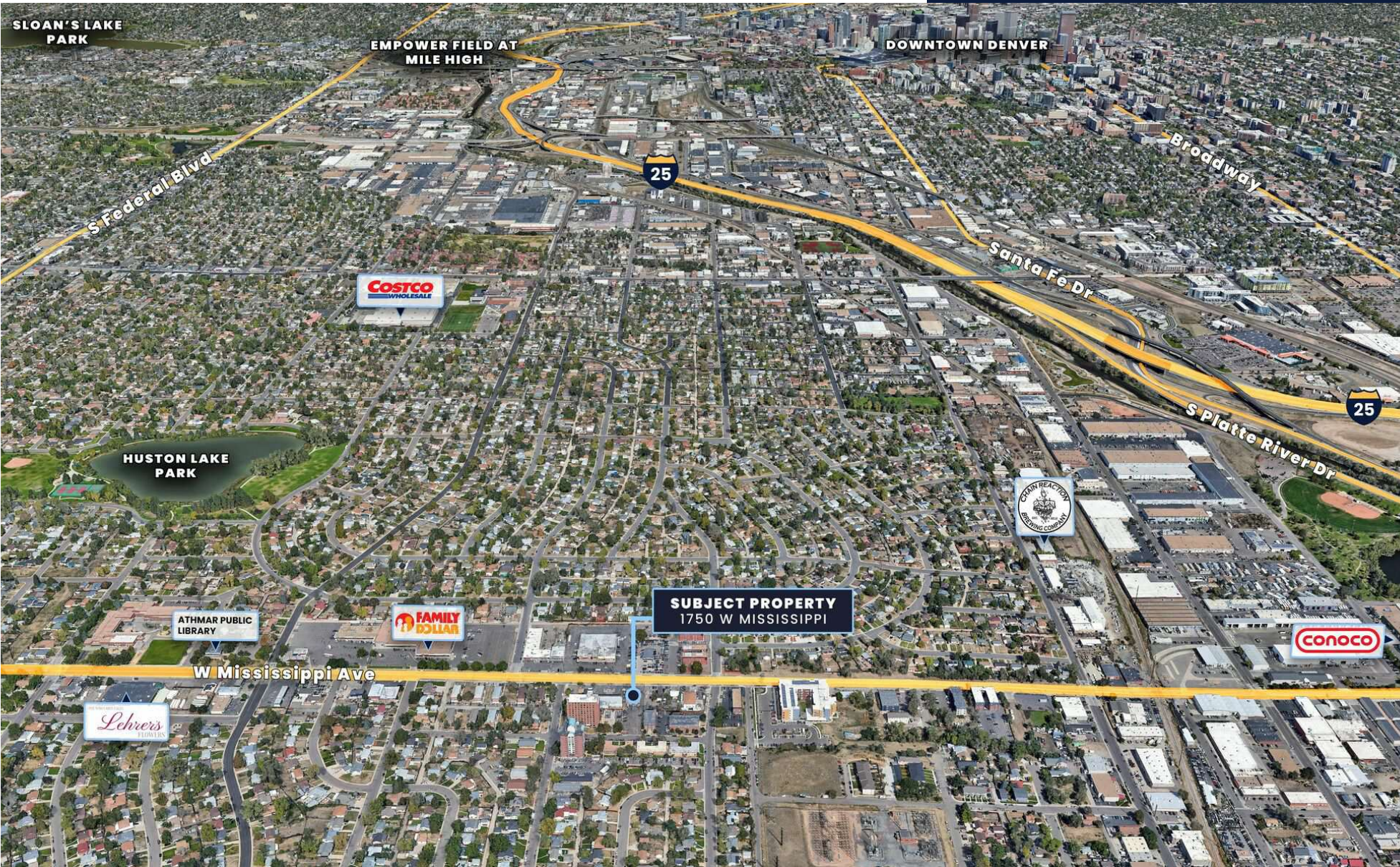


# ADDITIONAL PHOTOS





# AERIAL





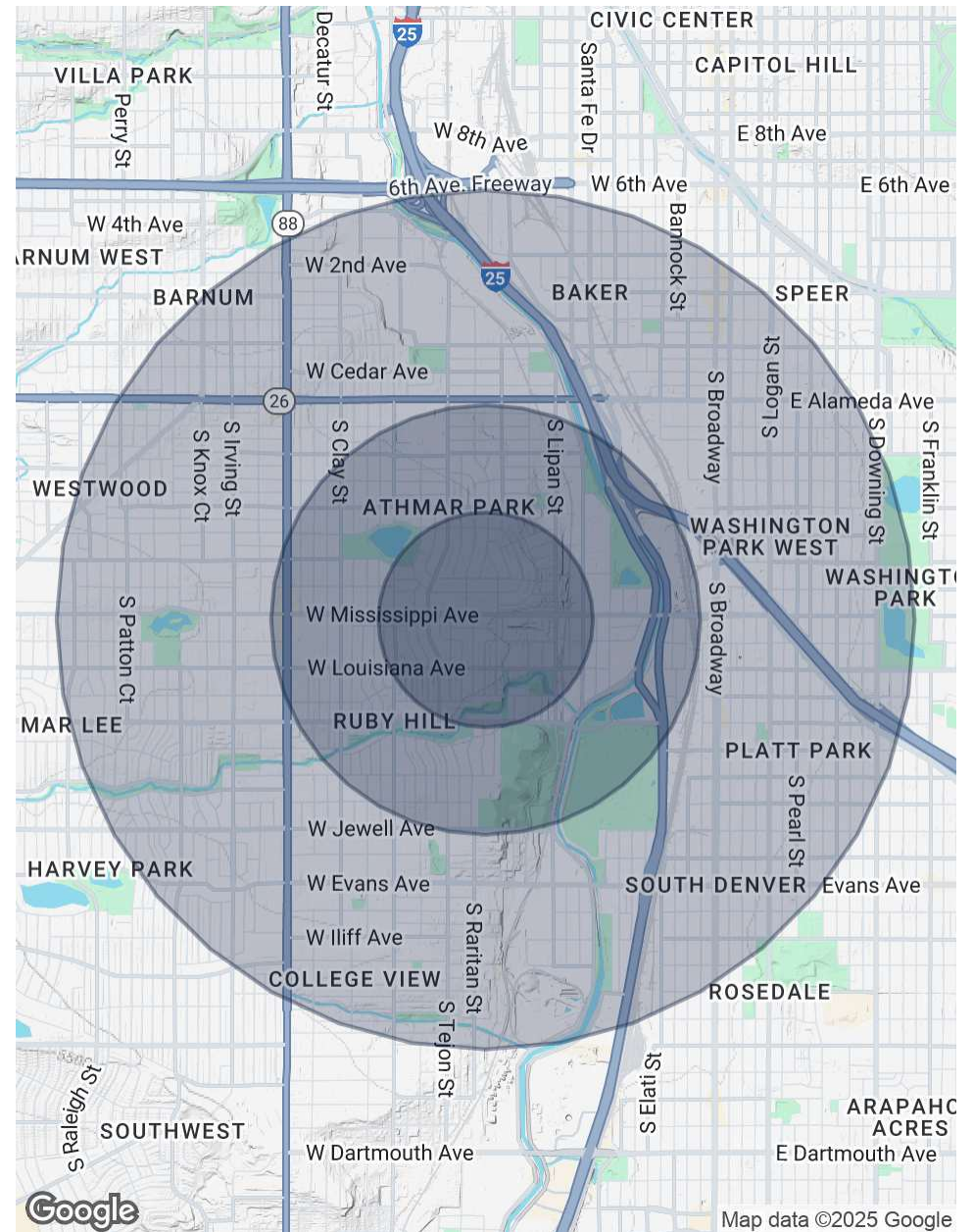
# DEMOGRAPHICS MAP & REPORT

POPULATION	0.5 MILES	1 MILE	2 MILES
Total Population	5,755	16,126	81,657
Average Age	38	37	36
Average Age (Male)	37	37	36
Average Age (Female)	38	38	37

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	2 MILES
Total Households	2,157	5,843	31,806
# of Persons per HH	2.7	2.8	2.6
Average HH Income	\$76,676	\$83,873	\$106,515
Average House Value	\$466,928	\$539,665	\$639,550

Demographics data derived from AlphaMap



# WHY DENVER?

## Growth & Talent

- #1** Economy in the nation for 3 straight years.
- Denver ranks **#3** Top Moving Destination and Colorado ranks **#5** in states where people are moving to. (2020, Penske + Uhaul)
- Denver is currently growing at **1.48%** annually and its population has increased by **24.82%** (2021) since the 2010 census.
- Denver ranks **#12** for tech talent across North America. The number of tech workers has grown **31.1%** since 2015.
- Denver's millennial population, aged 22 to 36, has grown **20.1%** since 2014 making it the **#3** most concentrated market of millennials in the country.
- Denver's average salary is \$107,481 which ranks **#9** for cities across North America.

# #1

Best State  
Economy  
U.S. News

# #2

Best Place  
to Live  
U.S. News

# #3

Fastest Growing  
State This Decade  
U.S. Census

## A BURGEONING BUSINESS HUB



AEROSPACE & DEFENSE



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Finance



EDUCATION



FOOD & BEVERAGE



BIOSCIENCE



TECHNOLOGY & TELECOM



GOVERNMENT





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