

# For Lease

15,000 Sq. Ft. (Can Be Divisible)

## Brewery/Taproom/Offices @ The Yard on Santa Fe



918 West 1<sup>st</sup> Avenue, Denver, Colorado 80223 (1<sup>st</sup> & Santa Fe Drive)

### Property Info

**Available Space:** 15,000 Sq. Ft. (Can Be Divisible)  
**Drive-In Doors:** 11 (14' x 14')  
**Power:** 3 phase/2400 amp  
**Ceiling Height:** 20'  
**Lease Term:** 5 years preferred  
**Zoning:** I-A, UO-2  
**Parking:** 100+ off-street spaces

### Highlights:

- Turn-Key Brewery/Taproom with all FF&E
- Trench Drains
- Fire Sprinkled throughout
- (2) ADA bathrooms
- 4,000 gallon grease trap on-site can be tied into
- Outdoor Patio
- Approx. 1,000 sqft private offices & conference room
- Easy access to Downtown Denver, I-25, 6<sup>th</sup> Avenue and I-70

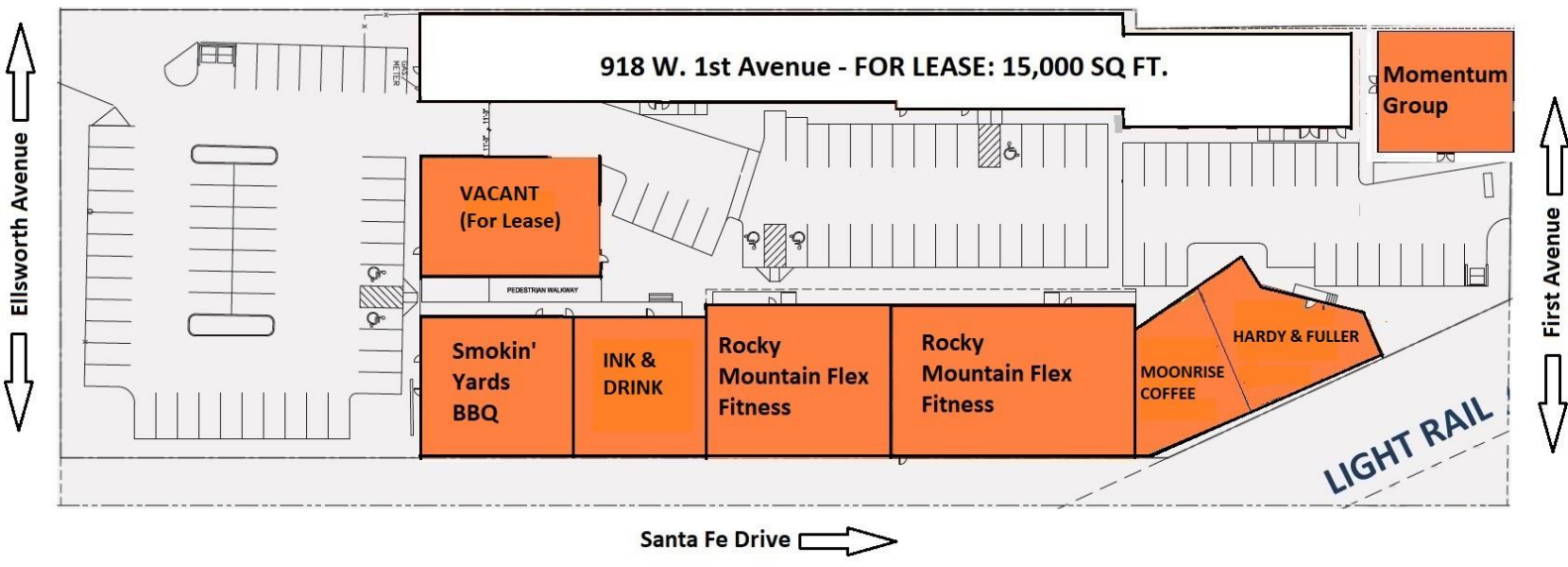
**\*\*Transferrable Liquor License**



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Join a well-established tenant mix with: Smokin' Yards BBQ, Rocky Mountain Flex Fitness, Ink & Drink, Moonrise Coffee, Hardy & Fuller and Momentum Group!!

Demographics (2020)	1 Mile	3 Miles	5 Miles
Total Population	16,455	247,850	560,889
Average Household Income	\$87,162	\$98,054	\$95,981
Total Households	8,098	120,446	255,371
Total Employees Working in Vicinity	35,015	255,376	410,537
Traffic Counts (2018)	20,000/VPD NB Santa Fe Drive north of Alameda Drive		

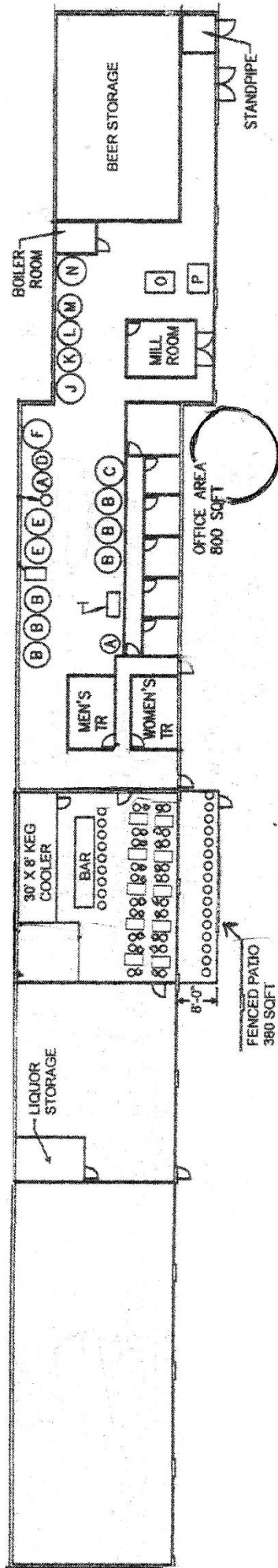


All information furnished in this presentation regarding this property for lease has been secured from sources we believe to be reliable. However, we accept no responsibility for its correctness and encourage the verification of all numbers prior to making any financial decisions.



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EQUIPMENT LEGEND

- |   |   |    |               |             |
|---|---|----|---------------|-------------|
| A | - | 30 | BBL           | FV          |
| B | - | 60 | BBL           | FV          |
| C | - | 90 | BBL           | FV          |
| D | - | 30 | BBL           | BBT         |
| E | - | 60 | BBL           | BBT         |
| F | - | 90 | BBL           | BBT         |
| G | - | 3  | BBL           | FV          |
| H | - |    | CIP           | SKID        |
| I | - |    | KEG           | WASH        |
| J | - |    | COLD          | LIQUOR TANK |
| K | - |    | MASH          | TUN         |
| L | - |    | KETTLE        |             |
| M | - |    | WHIRLPOOL     |             |
| N | - |    | HOT           | LIQUOR TANK |
| O | - |    | CANNING       | LINE        |
| P | - |    | DEPALLETTIZER |             |

