

# WILD TACO - TENNYN

4499 W. 38TH AVE., DENVER, CO 80212

RESTAURANT | 2,950 SF | TRANSFERABLE LIQUOR LICENSE



**PRICE REDUCED - \$200,000.00**

## PROPERTY HIGHLIGHTS

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

**TRAFFIC COUNTS:** 19,298 VPD - W. 38TH AVE.

DEMOGRAPHICS (2023)	1 MILE	3 MILE	5 MILE
Est. Population	23,629	166,596	452,429
Avg. HH Income	\$148,285	\$122,779	\$111,718

**OPERATING RESTAURANT - DO NOT DISTURB EMPLOYEES  
ALL COMMUNICATION THROUGH BROKER**



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AXIO Commercial Real Estate represents that it has not made a physical inspection of the Property and has no actual knowledge of any defects in the Property except as identified in writing to the Buyer. The Buyer has been advised by Broker to make an investigation of the Property at its own expense, which investigation should include without limitation the availability of access, utility services, zoning, environmental risks, soil conditions, structural integrity and mechanical systems.

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