

1512 CURTIS ST

✱ **FOR LEASE** ✱

DENVER, CO

RESTAURANT

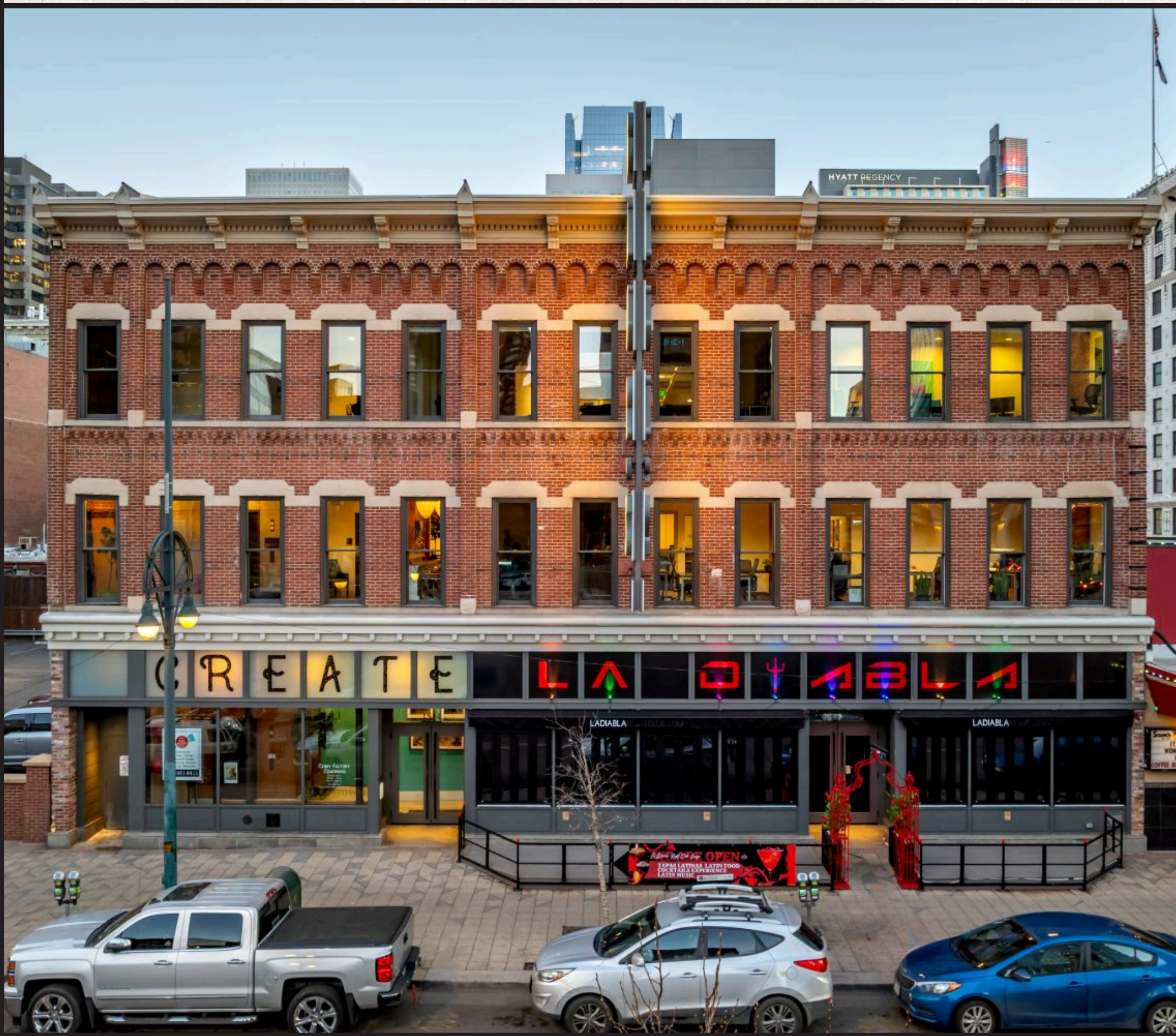
*Baur's*

LISTENING  
LOUNGE

EST. 1872

**NOW LEASING!**

**HISTORIC MUSIC VENUE & BAR DOWNTOWN**



***ESTABLISHED  
IN 1881***

Baur's building is a Downtown Denver historic landmark built in 1881. Located at 1512 Curtis, this large street level unit is available for lease. Previously used as a Latin nightclub and jazz bar, this space is perfect for a nightlife music venue, club, bar, eatery, or similar.

***SPACE  
DETAILS***

***Address***

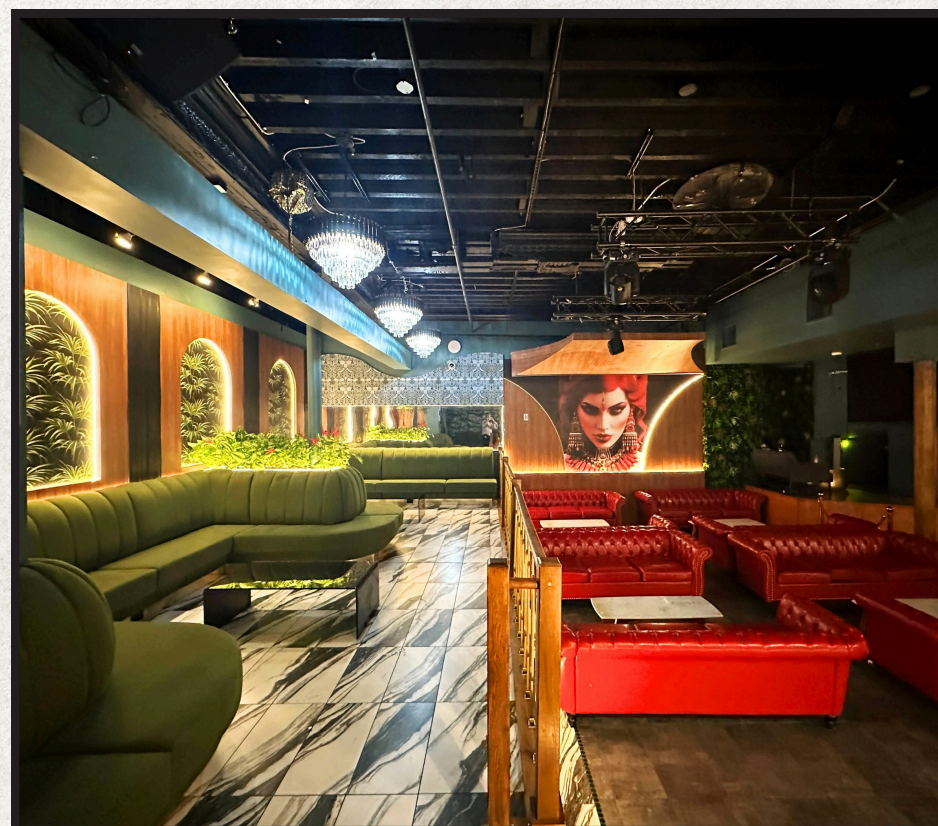
1512 Curtis Street, Suite 100  
Denver, CO 80202

***Space Details***

8,907 square feet  
Contact broker for details

***Broker Contact***

Blake Ham - Leasing Manager  
KEW Realty Corporation  
720-308-2230  
[bham@kewrealty.com](mailto:bham@kewrealty.com)





## DENVER, CO

*Pauw's*

EST. 1872

## SPACE HIGHLIGHTS

This space includes a large open room with tiered seating areas, a music booth, and a large wraparound bar. There is a separate banquet room with historic vaulted ceilings and a bar. This space includes a commercial size kitchen, restrooms, an office, and storage areas.

- Cabaret liquor license
- Two 85 gallon grease traps
- Four 12' hoods
- Colorado & National Register of Historic Places
- Denver Landmark

## LOCATION & NEIGHBORHOOD AMENITIES

Located in Denver's Central Business District (CBD),  
within walking distance of:

- 16th Street Mall
- Denver Center for the Performing Arts
- Colorado Convention Center
- Comedy Works & other museums/theaters
- Several RTD Light Rail & bus stations

- Walk Score: 96
- Transit Score: 87
- Bike Score: 93

## TRAFFIC & SPENDING

- Food & Alcohol: \$1,134,608,390
- Entertainment: \$605,627,448

- Curtis & 14<sup>th</sup> Street: 3,960

	1 mile	3 miles	5 miles
<b>2024 Population</b>	49,234	238,961	478,495
<b>Annual Growth 2020-2024</b>	2.3%	0.9%	0.1%
<b>Average Household Income</b>	\$111,529	\$113,921	\$111,547