

A TURNKEY RESTAURANT + SALOON

# Five-O-Five *Rose.*

*The last commercial address before the  
Guanella Pass Scenic Byway begins.*

ADDRESS

505 Rose Street

TOWN

Georgetown, CO 80444

BUILDING FOOTPRINT

~2,750 SF

STATUS

Available for lease  
*Turnkey condition*

CONTENTS

A walk through  
the *property*, the  
*place*, and the  
*opportunity*.

Sixteen pages covering the building, the gateway location, the visitor data behind the trade area, and the operator concepts the property is purpose-built to receive.

|      |                           |         |
|------|---------------------------|---------|
| I.   | The opportunity           | 03      |
| II.  | The property              | 04      |
| III. | Gateway to Guanella Pass  | 05 – 06 |
| IV.  | 505 — Restaurant + Saloon | 07 – 12 |
| V.   | Trade area & visitor      | 13 – 14 |
| VI.  | Concept fit               | 15      |
| VII. | Inquiries                 | 16      |

## PITCH IN ONE PARAGRAPH

A restaurant and saloon,  
already *built*, sitting on the  
funnel of one of Colorado's  
busiest mountain corridors.

505 Rose Street is a fully-equipped 5,450 SF restaurant and saloon — bar, kitchen, walk-ins, dining, lower-level storage, plus a top-floor apartment and a private patio to the west. You inherit the buildout that the prior operator paid for — and a corner that 250 — 300,000 vehicles drive past every year on their way to Guanella Pass.



# One building. Three working *levels*.



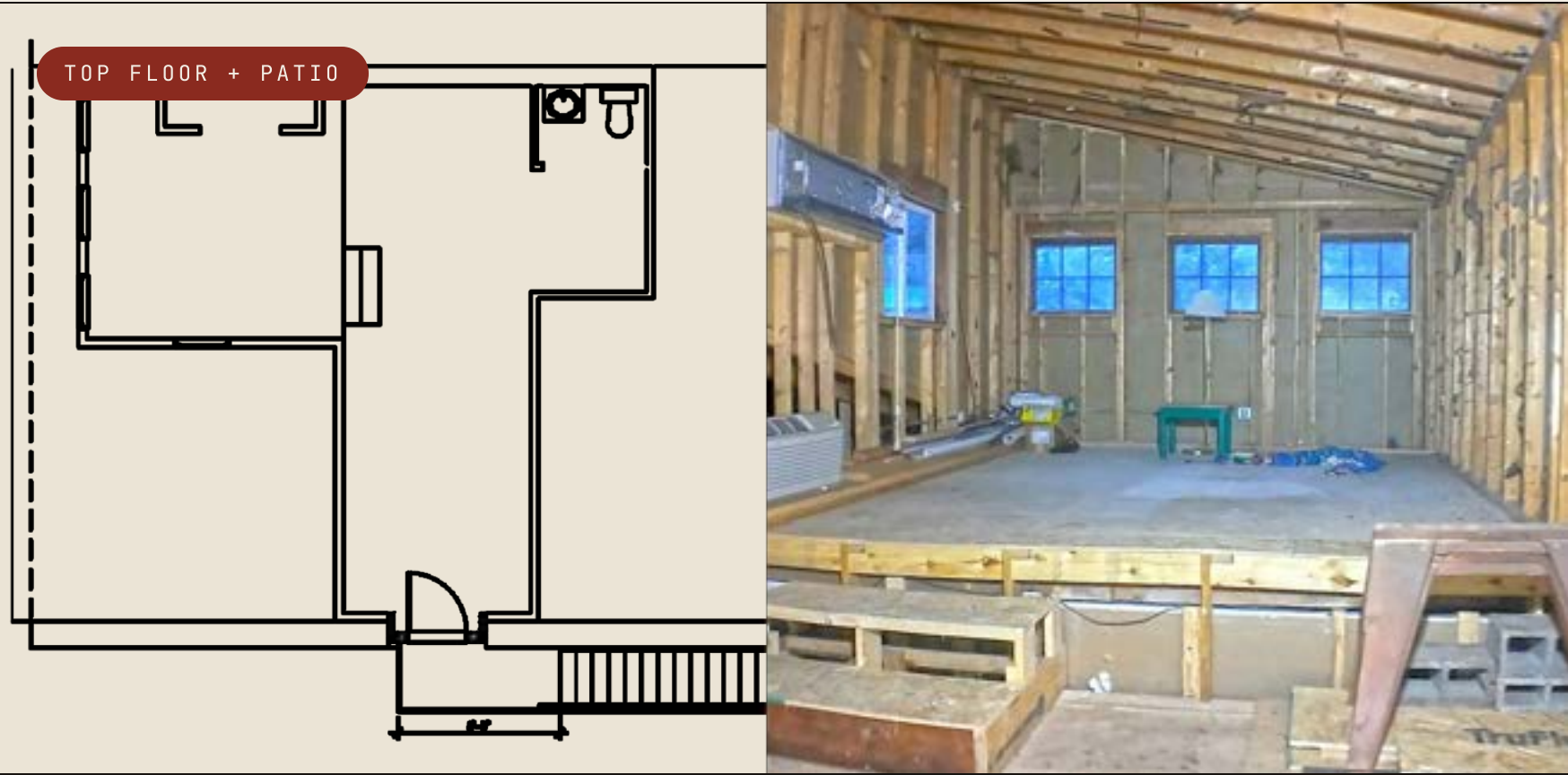
505 *Rose Street*

Beautifully preserved 1880s brick building. Full kitchen, tin ceiling, custom chandeliers, solid wood front bar, and a private patio to the west.

| MAIN FLOOR | LOWER LEVEL | BASE RENT        |
|------------|-------------|------------------|
| 2,750 SF   | 2,700 SF    | \$4,927/mo + NNN |

PRIVATE PATIO TO THE WEST OF THE BUILDING

A beautifully preserved 1880s brick building on a single Georgetown parcel: a main-floor dining and bar room, lower-level storage and walk-ins, a renovated top-floor studio, and a private patio to the west.



Apt. *Studio*

A renovated studio apartment crowns the building, and a private patio sits to the west — a live-in option for an owner-operator, or added income alongside the restaurant.

| APARTMENT | RENT       | PATIO          |
|-----------|------------|----------------|
| ~500 SF   | \$1,400/mo | Private • west |

# The last storefront before the *byway*.



- I-70 · EXIT 228 · 4 BLOCKS
- CABIN CREEK BREWING · DOWN THE STREET
- GEORGETOWN LOOP RR · 7 MIN
- MOUNTAIN MAMAS · 1 BLOCK
- CLEAR CREEK COUNTY HQ · 1 BLOCK
- GUANELLA PASS · 0 BLOCKS

Rose Street meets Fifth Street and becomes Guanella Pass — a designated National Forest Scenic Byway. Every car heading up the pass passes 505 first.

SEPARATELY OWNED

505

FIFTH ST

GUANELLA PASS

# The funnel runs *past your front door.*

Three independent traffic systems converge on Rose Street: the Scenic Byway, the Loop Railroad, and the cluster of historic-downtown attractions one block north.

GUANELLA PASS SCENIC BYWAY

250—300K

Estimated vehicles per year traveling the byway, every one of them passing this address on the way up or down.

GEORGETOWN LOOP RAILROAD

200K+

Annual visits to the Loop — 187,800 unique visitors. The single largest tourism anchor in town.

CABIN CREEK BREWING (NEXT DOOR)

85K+

Annual visits to the top craft-beer destination on the entire I-70 mountain corridor.

# 505.

*Formerly Silverbrick Saloon —  
kept in turnkey condition.*

Two floors and 5,450 square feet of operational restaurant. The ground floor pairs a custom horseshoe bar with a tin-ceilinged dining room and a fully-equipped kitchen. The lower level holds prep, dry storage, walk-in cold storage, and the building's mechanical core. Major systems were installed in 2020.



SPECIFICATIONS

Built in *2020*, kept in operating condition.

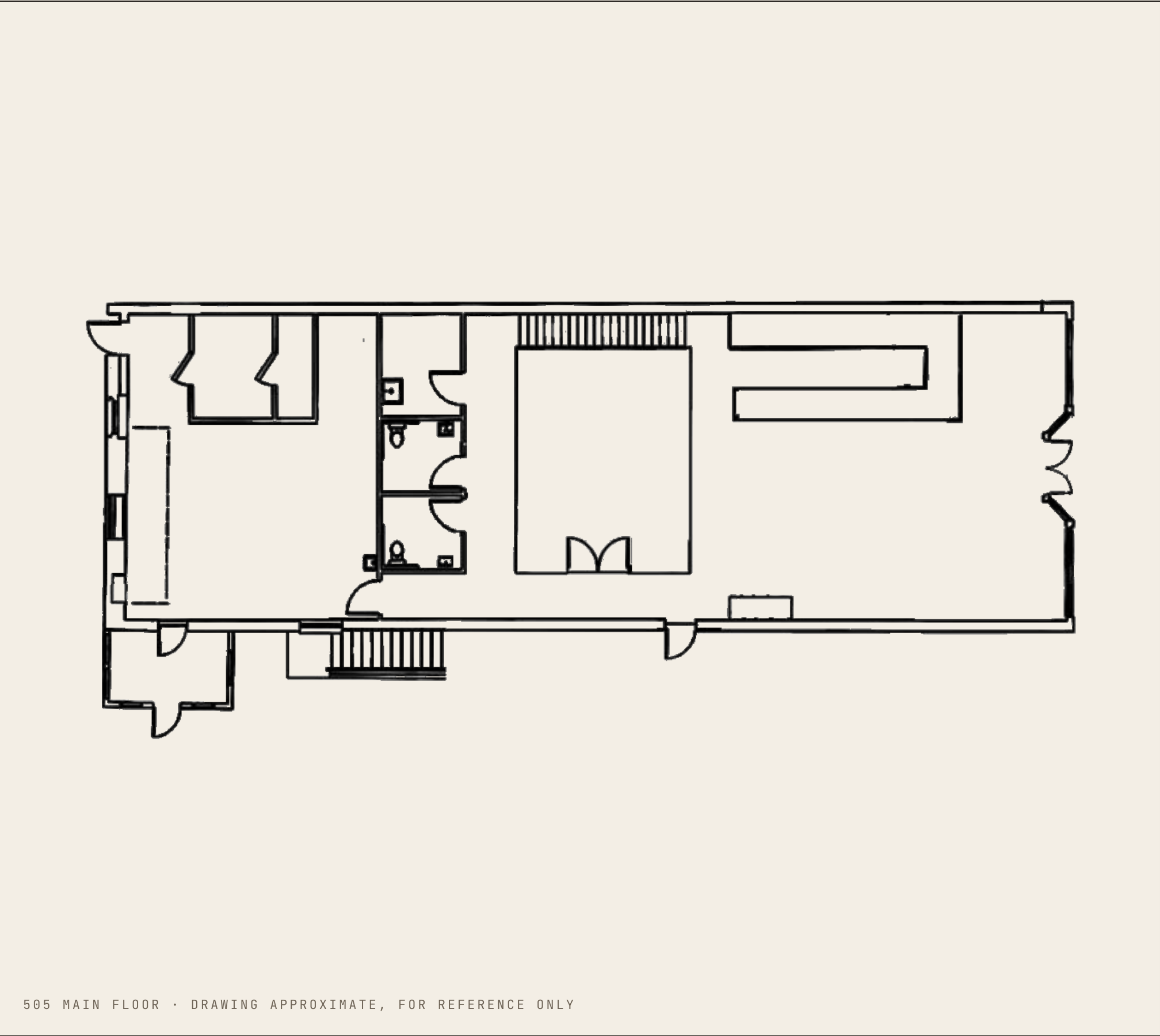
A complete restaurant package. The hardest, most expensive items — hood, grease trap, walk-ins, mechanical — are already in place and recent.

HEADLINE NUMBERS

|                     |                  |
|---------------------|------------------|
| MAIN FLOOR          | LOWER LEVEL      |
| 2,750 SF            | 2,700 SF         |
| TOTAL BUILDING AREA | YEAR OF BUILDOUT |
| 5,950 SF            | 2020             |

SYSTEMS & EQUIPMENT

|             |                                                                       |
|-------------|-----------------------------------------------------------------------|
| HVAC        | Multiple new forced-air units in lower level<br><i>Installed 2020</i> |
| HOT WATER   | Commercial unit, basement<br><i>Installed 2020</i>                    |
| GREASE TRAP | In place & permitted<br><i>Installed 2020</i>                         |
| WALK-INS    | Cooler + freezer<br><i>Cooler in basement</i>                         |
| KITCHEN     | Type-1 hood, gas line, prep<br><i>Hood, range stubs, dish</i>         |
| BAR         | Bar with full plumbing<br><i>Custom wood horseshoe + service bar</i>  |
| FRONTAGE    | Storefront w/ rollup to patio<br><i>Private patio to the west</i>     |
| APARTMENT   | Studio apartment<br><i>Under renovation • \$1,400/mo</i>              |



505 MAIN FLOOR • DRAWING APPROXIMATE, FOR REFERENCE ONLY

LAYOUT

# A *floor plan* built around two service surfaces.

The kitchen anchors the west end with a back-of-house corridor of restrooms and prep, opening east into the dining and bar room with a custom hardwood front bar and a service station towards the back.

- 01 Efficiently-designed kitchen with large hood, prep tables, multiple walk-ins, and dry-goods storage.
- 02 Two ADA restrooms in the central core off the back hall.
- 03 Large dining room with high ceilings — rollup doors open to the private west patio.
- 04 Custom hardwood front bar, with service station towards the back.
- 05 Large open lower level with walk-in for food & storage and floor drains — convertible to additional seating or events.

BOH

# The expensive parts are *already installed.*

Hood, grease trap, mechanical, and a basement walk-in cooler. A new tenant inherits a kitchen ready to plug a menu into — not a shell to permit, vent, and trench.



KITCHEN • TYPE-1 HOOD, GAS, DISH

SEE ALSO: KITCHEN FREEZER, LOWER-LEVEL WALK-IN, MECHANICAL ROOM



SECOND LARGE COOLER • LOWER LEVEL



OPTIONAL ADD-ON

# House the *chef*. Or rent it out.

A studio apartment occupies the second floor above the restaurant — currently being renovated. Lease it together with the restaurant for an in-house manager or chef residence, or take it as a separate income unit.

LAYOUT

Studio • ~500 SF

RENT

\$1,400 / mo

UTILITIES

Tenant-paid

STATUS

Renovation in progress

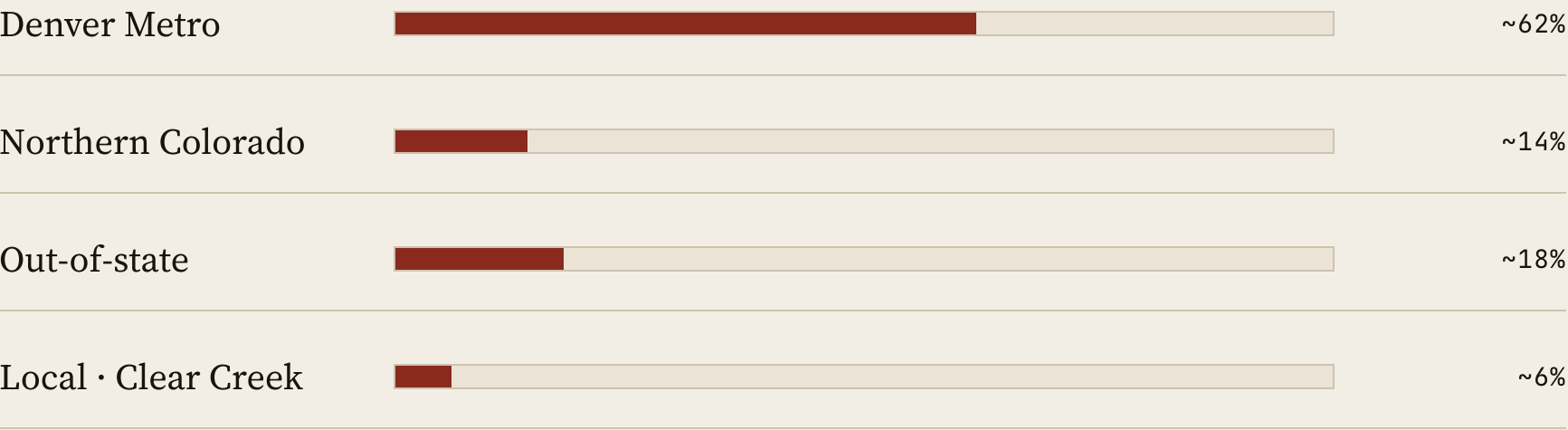
WHO WALKS PAST

# Affluent. Out-of-town. Already *spending*.

Visitor data from the Loop Railroad and surrounding corridor anchors places this trade area firmly in the high-disposable-income family segment — the sweet spot for a chef-driven mountain restaurant or a destination saloon.

The core visitor is between thirty and forty-four, traveling from the Front Range, with household income above \$113,000 — well above Colorado median.

ORIGIN • SHARE OF VISITS



*Distribution shown is illustrative of the corridor pattern reported in the visitor-journey data on file.*

MEDIAN HOUSEHOLD INCOME

\$113K+

*core visitor segment*

CORE AGE BAND

30 — 44

*family + couple travel*

DRIVE TIME FROM DENVER

~45 min

*via I-70 • Exit 228*

LOOP RR ANNUAL VISITS

200K+

*187,800 unique*

# Four anchors. *Four blocks.*

Each one independently produces footfall — together they create year-round demand spread across daypart and season.

ANCHOR 01

200,000+ VISITS / YR

## Georgetown Loop Railroad

*The town’s primary tourism engine. A 7-minute walk from Rose St. Operates spring through Christmas with peak weekends.*



ANCHOR 02

85,000+ VISITS / YR

## Cabin Creek Brewing

*Top craft-beer destination on the entire I-70 mountain corridor. Adjacent to the parcel.*

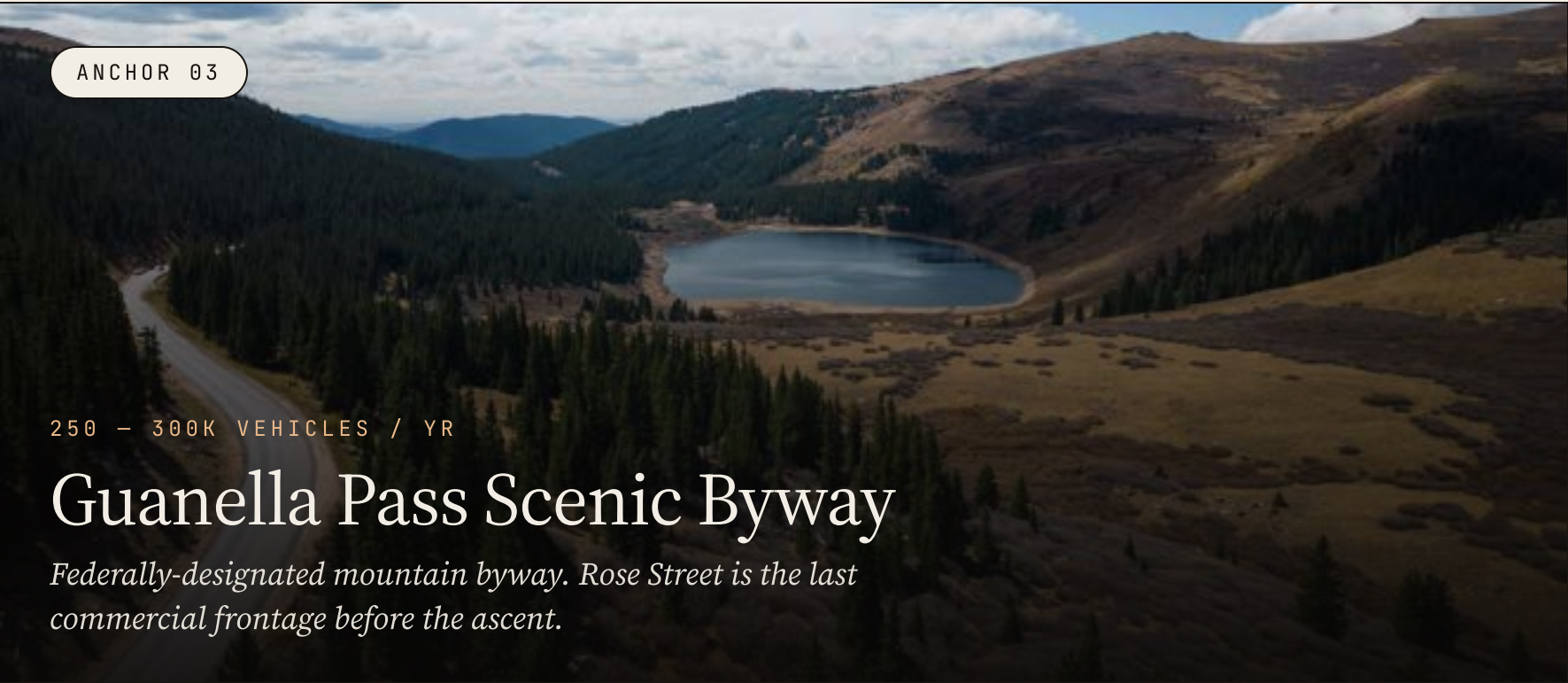


ANCHOR 03

250 – 300K VEHICLES / YR

## Guanella Pass Scenic Byway

*Federally-designated mountain byway. Rose Street is the last commercial frontage before the ascent.*



ANCHOR 04

NOVEMBER – DECEMBER

## Georgetown Christmas Market

*Nationally-recognized holiday market. Brings tens of thousands of additional weekend visits during peak retail.*



OPERATOR PROFILES

# The buildout and the trade area point to *three* kinds of operator.

Pick a lane. Each one inherits the full main floor, the west patio, and the top-floor apartment.

Concept I

## *The destination restaurant.*

A chef-driven concept on the byway funnel, with the front bar as the saloon program and the west patio for summer overflow. The apartment houses the chef.

WHY HERE • TURNKEY KITCHEN • I-70 TRAFFIC • 1880S CHARACTER

Concept II

## *The mountain saloon.*

Lead with the bar and the historic room; run a tight, high-margin menu out of the full kitchen behind it. Character over square footage.

WHY HERE • CUSTOM HORSESHOE BAR • TIN CEILING • BYWAY FRONTAGE

Concept III

## *The owner-operator.*

Run the restaurant downstairs and live in — or rent out — the renovated studio apartment on the top floor. One address, two income streams.

WHY HERE • TURNKEY KITCHEN • APARTMENT • ADJACENT CABIN CREEK HALO

A TURNKEY RESTAURANT + SALOON ON THE FUNNEL OF GUANELLA PASS

# Walk it. *Take it.* Open by summer.

---

PROPERTY

505 Rose Street  
*Georgetown, CO 80444*

AVAILABLE

Turnkey · move-in ready  
*Apartment optional*

TOUR REQUESTS

Ross Carpenter  
*[rcarpenter@newmarkmerrill.com](mailto:rcarpenter@newmarkmerrill.com)*  
303.570.5171

MORE ONLINE

505Rose.com  
*Photos · plans · data · video*

---