



kw KELLERWILLIAMS. REALTY
URBAN ELITE

FOR SALE



5686 N Pecos Street

Denver, CO 80221

Property Overview

This fully renovated restaurant and tavern offers approximately ±1,500 SF of stylish, move-in-ready space designed to impress. The interior features a modern bar layout with self-serve taps, a fully equipped commercial kitchen, an inviting dining area, updated restrooms, and a spacious outdoor patio perfect for casual dining or events. Thoughtfully updated with contemporary finishes and efficient design, the space provides a turnkey opportunity ideal for restaurateurs, brewers, or hospitality operators.

Located in unincorporated Adams County just north of Denver's trendy Highland and Berkeley neighborhoods, the property enjoys excellent traffic visibility, convenient access to major highways, and proximity to established residential and commercial areas. This prime location combines high exposure with the flexibility of county jurisdiction—offering exceptional potential for a thriving food and beverage business in one of Denver's most dynamic corridors.

Sales Price	\$959,000
Address	5686 N Pecos Street
City, State, Zip Code	Denver, CO 80221
Building Size	±1,500 SF
Land Area	0.16 AC
Year Built / Renovated	1957 / 2022
Status	For Sale
Property Type	Restaurant / Bar
Zoning	C-5 (Adams County)
Parking	Private asphalt lot
Property Type	Restaurant / Bar

Ramon C. Bargas - Investor Counselor

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Wendy Weiss - Broker/Owner

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Each Office Is Independently
Owned and Operated.



Location Highlights



Centrally located in a mixed industrial-commercial corridor serving a dense daytime workforce



10 minutes to downtown Denver's dining, entertainment, and attractions.



Easy access to I-25, I-70, and I-76



Adjacent to Pecos Logistics Park (62-acre master-planned industrial campus anchored by PepsiCo)



Nearby employers include Union Pacific Railyard, Alpine Lumber Yard, and Centerpark Industrial Complex

Key Highlights



Turnkey setup ideal for owner-users or restaurant/bar operators



Renovated in 2022 - upgraded finishes, roof, HVAC, and lighting



Surrounded by established industrial and residential communities



Strong visibility and traffic counts along N. Pecos Street

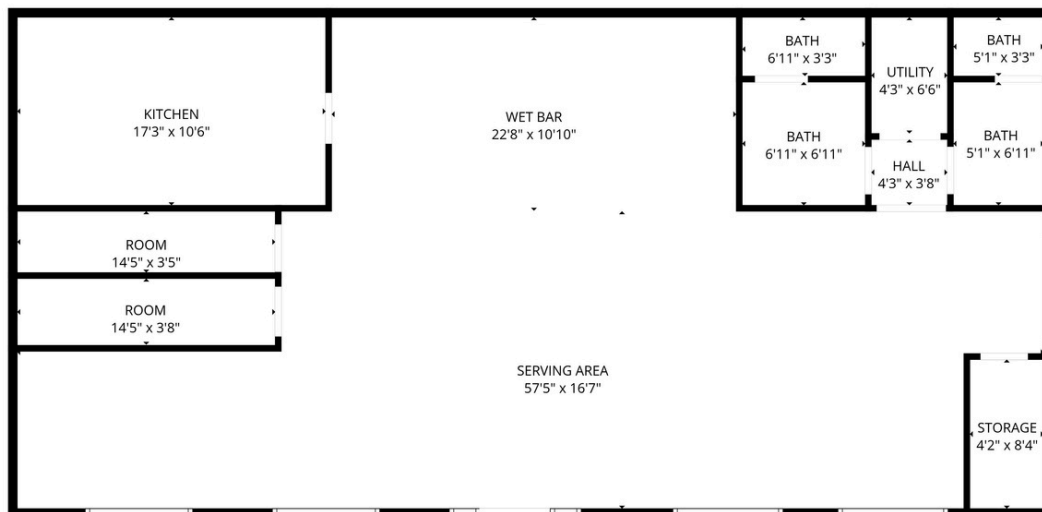


Flexible C-5 zoning allowing a broad range of uses

Demographic Summary

TYPE	1 MILE	3 MILES	5 MILES
2024 Population	23,002	201,754	473,972
Median Age	37.8	36.1	35.6
Average Household Income	\$136,297	\$128,600	\$118,606
Median Home Value	\$624,000	\$588,000	\$545,000

Floor Plan



Floor plan created by Cubicasa App, measurements deemed highly reliable but not guaranteed.

Property Photos





Nearby Establishments

