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Restaurant / Event Space For Sale

10175 E. Hampden Ave., Denver, CO



For Sale: \$3,000,000

DO NOT CONTACT TENANT

All showings must be with listing broker



BUILDING OVERVIEW

Building SF:	11,329± SF
Lot Size:	1± AC (43,560 SF)
YOC:	1980 / 2014 renovation
Parking:	Up to 200 Spaces Available
Zoning:	S-MX-3A Denver
Taxes:	\$38,194.64 (2025)
Max. Occupancy:	681 Persons
HVAC:	7 Units (4 -5 ton, 3 -2 ton)

PROPERTY HIGHLIGHTS

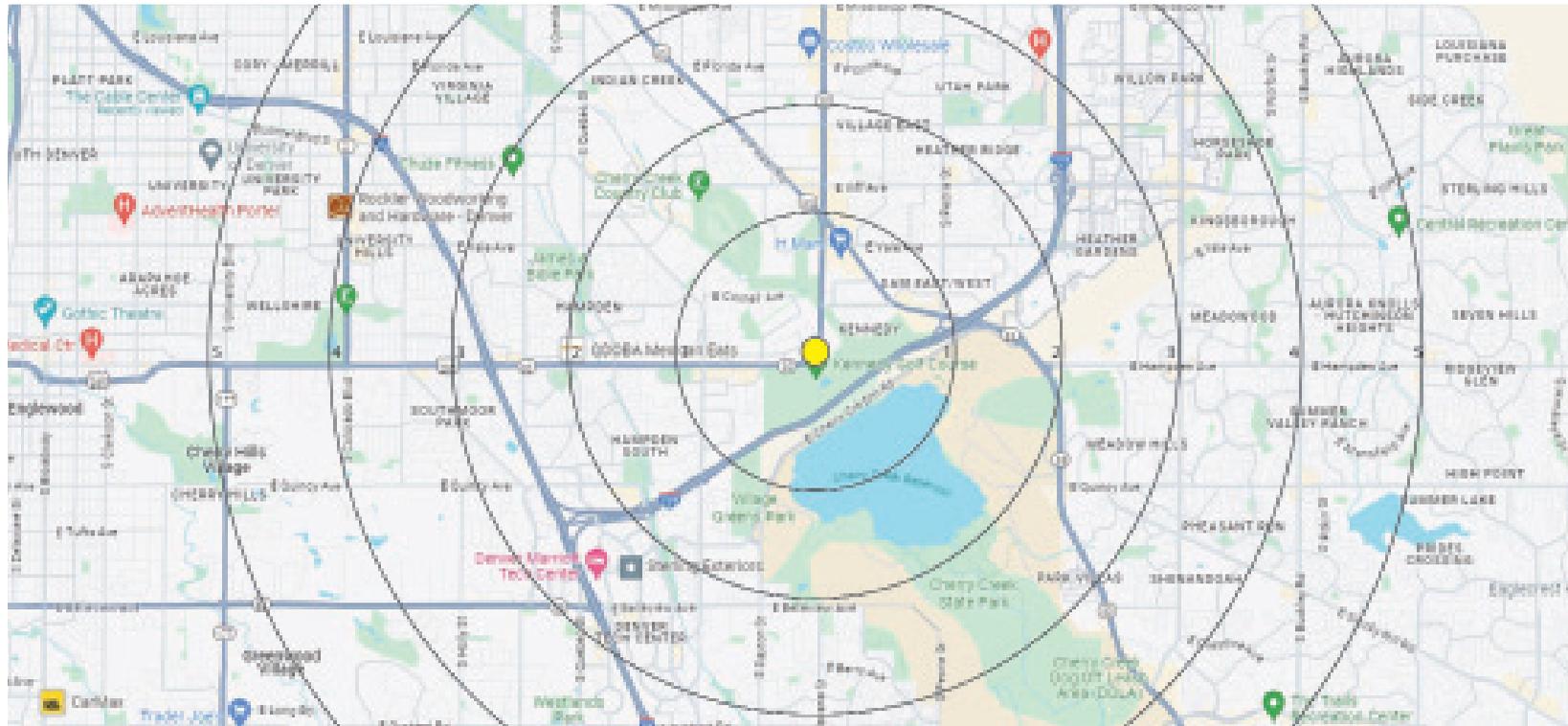
- Potential Uses: Restaurant, Event Space, Adult Day Care, etc.
- Full Commercial Kitchen
- Large Stage and Dance Floor
- Full Service Bars
- Transferrable Liquor & Cabaret Licenses
- Adult Day Care License Available
- Marquee Signage
- High Traffic Area With Great Visibility
- Plenty of Parking
- Bathrooms Remodeled in 2021

Fuller Real Estate
(303) 534-4822

**Brokerage Disclosure
to Buyer**

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DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	14,075	143,085	389,537
Households	6,211	65,909	166,949
Median HH Income	\$59,688	\$71,691	\$73,710
Median Age	34.00	38.20	38.10
Traffic	48,117 vpd - E. Hampden Ave. @ S. Florence St.		

Source: CoStar 2025