

FOR LEASE

PLATINUM CRE  
INVESTMENTS | BROKERAGE

# ICONIC CORNER RESTAURANT SPACE

76 N. BROADWAY | DENVER, CO 80203



## ABOUT THE PROPERTY

Now available for lease, this rare opportunity offers a highly visible space along one of Denver's most iconic and dynamic commercial corridors— North Broadway. Located at the intersection of 1st Avenue and Broadway, the property benefits from excellent foot traffic, strong neighborhood identity, and proximity to top urban districts including Baker, Capitol Hill, and Speer.

The 900 to 5,700 SF space is ideal for a restaurant, bar, café, or creative retail concept, with existing infrastructure and street presence that support hospitality or experiential uses. The space could accommodate two retail concepts and is divisible down to 900 SF.

Features include large street-facing windows boasting natural light, high ceilings with noise-cancelling ceiling tiles, and a prominent corner location that maximizes exposure. This location has long played a central role in Denver's culinary and cultural scene, making it a strategic destination for operators looking to tap into the energy of the Broadway Corridor.

A prime opportunity for a local brand, chef-driven concept, or expanding operator to establish a presence in one of Denver's most vibrant and established neighborhoods.

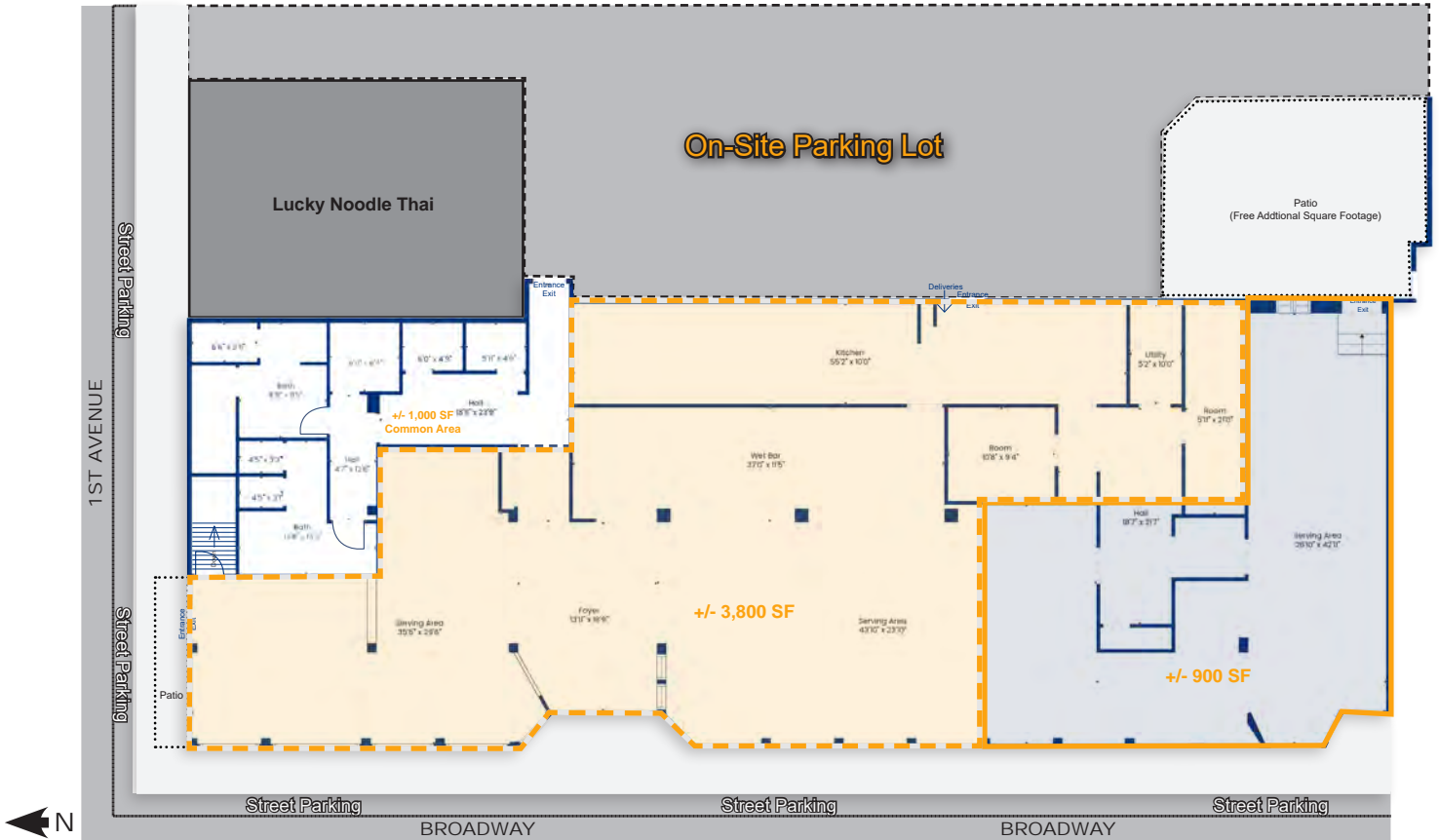
## CONTACT

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CONTACT BROKER  
FOR LEASE RATE

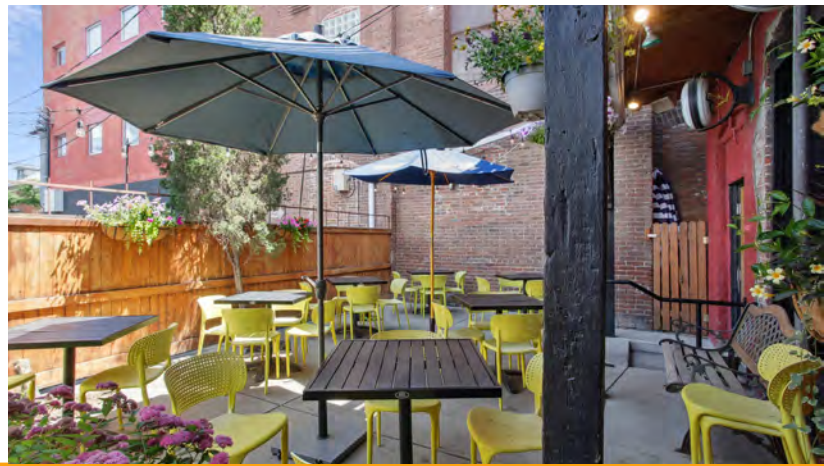
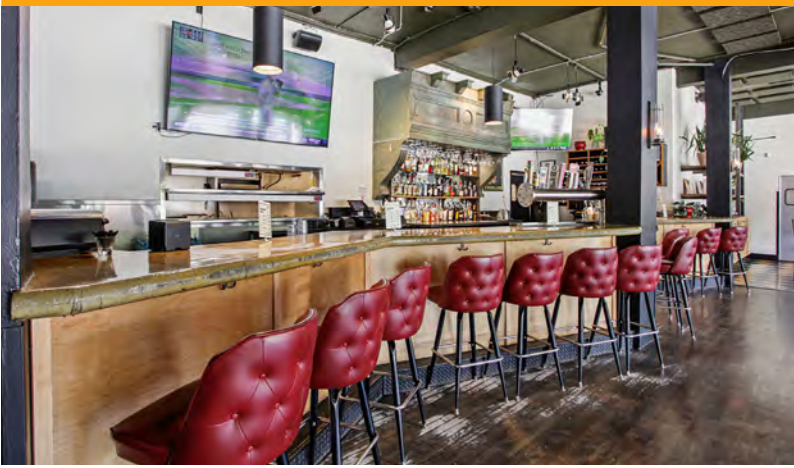
# RESTAURANT SPACE FLOOR PLAN - 900 to 5,700 SF



## PROPERTY HIGHLIGHTS

- Prime Corner Location at 1st & Broadway with high visibility and strong foot traffic
- Turnkey Restaurant Space with fully built-out kitchen and bar
- Two Exterior Patios offering additional seating and vibrant street presence
- FF&E Available – All furniture, fixtures, and equipment available for sale
- Liquor License Available – Opportunity to acquire an existing liquor license for seamless operations
- Established infrastructure that are ideal for restaurant, bar, or hospitality operator
- Prominent Signage Opportunities along one of Denver's busiest urban corridors
- Convenient on-site parking and street parking available





## BROADWAY GENERAL IMPROVEMENT DISTRICT (GID)



The proposed Work Plan and Budget prioritize direct, high-impact services to include:

- **Safety & Security:** 24-hour private safety ambassador coverage, seven days a week.
- **Cleanliness:** Daily litter removal, graffiti abatement, and enhanced maintenance.
- **Beautification:** Streetscape landscaping, lighting, and corridor design upgrades.
- **Community Engagement:** Events, branding, and marketing initiatives led by a part-time Executive Director.
- **Fiscal Responsibility:** Administrative expenses are projected to be one-third lower than typical Denver BIDs or GIDs, ensuring resources directly benefit the neighborhood.

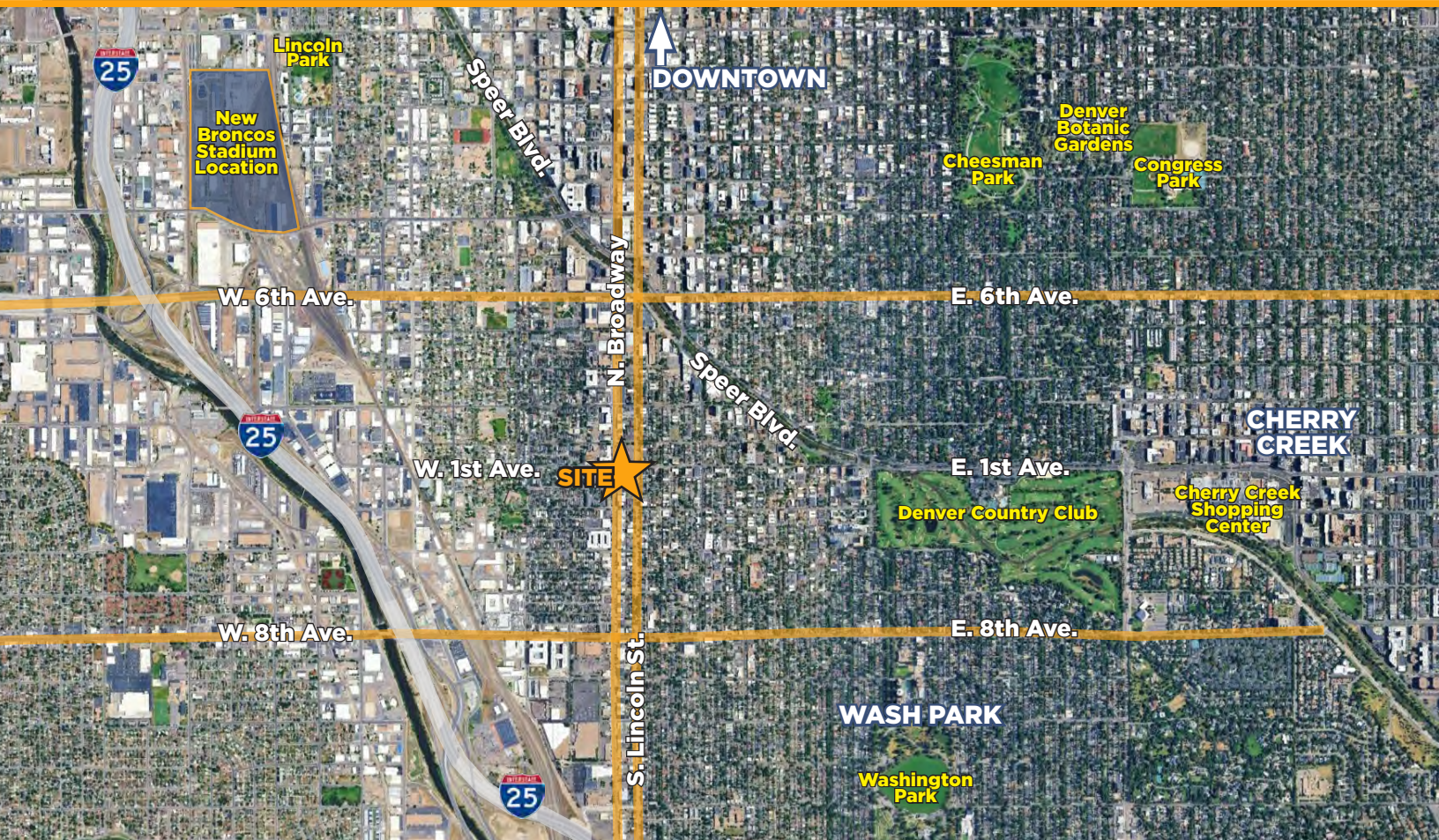
### Key Takeaways

- **Unified Vision:** Replaces three outdated districts with one modern, efficient GID.
- **Enhanced Safety & Cleanliness:** 24/7 security, maintenance, and beautification initiatives.
- **Community-Driven Growth:** Collaborative structure ensuring Broadway thrives for decades to come.

## NEW MULTI-FAMILY DEVELOPMENT

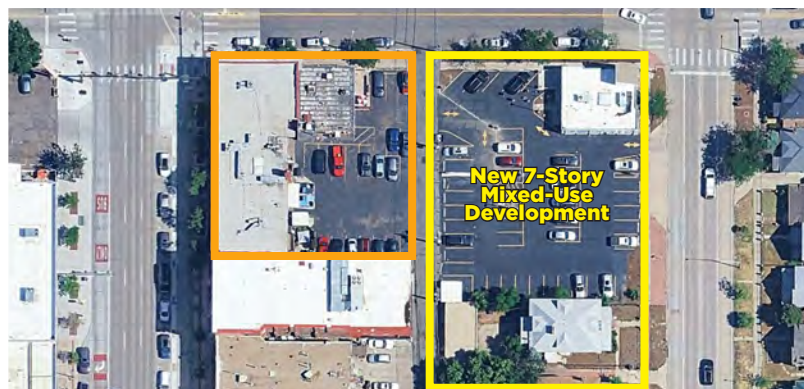
- Just behind 76 N. Broadway, plans are in the works to develop a 7-story mixed-use development at 95 Lincoln Street, located at the corner of Lincoln and East 1st Avenue.
- This project would add significant density to the neighborhood and increase the client pool for all retail businesses in the area.
- The project would bring 164 residential units, nearly 10,000 square feet of ground-floor retail, and 180 structured parking spaces across two levels.
- Planned resident amenities include a second-floor spa and cold plunge, along with a rooftop deck.
- Three existing buildings, including the current home of Parlor Doughnuts, would be demolished to make way for the project. Parlor is expected to return as part of the new development.
- Addresses include 73, 75, 87, & 95 N. Lincoln Street
- The Site Development Plan is currently under review with the city.
- Developer: 95 Lincoln LLC, Caywood Holdings LLC, LP Lincoln Development LLC
- Architecture: Element Design Works
- Civil Engineer: Elevation Consulting





## LOCATION

Located in the heart of North Broadway, 76 N Broadway offers a high-visibility leasing opportunity in one of Denver's most dynamic commercial corridors. Surrounded by a mix of local favorites and national names like Snooze, Punch Bowl Social, Sweet Action Ice Cream, and Voodoo Doughnuts, this vibrant area draws consistent foot and vehicle traffic. The neighborhood is known for its lively, walkable atmosphere with regular street events, boutique shops, and popular dining spots. With easy access to major roads, public transit, and ample nearby parking, this location is ideal for businesses looking to grow in a well-established, high-energy district.



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