

301 E. 7th Avenue
Denver, Colorado 80203
Formerly Benny's Restaurant & Cantina
benac50@hotmail.com

Prime Restaurant Location

Seeking Investors / Partnership / Lease

We are looking for an investor or business partner to take over a second-generation restaurant space located off 7th Avenue & Grant St., just two blocks from Broadway and only seven minutes from Downtown Denver. This prime location offers excellent visibility and access, making it an ideal opportunity for a variety of culinary concepts.

Key Features:

- 5280 SF Building / Or split into two or more concepts
- Existing HR License / Standard Cabaret
- Ideal for entrepreneurs looking to enter a thriving neighborhood
- Second-generation restaurant space with established infrastructure
- Located near high-traffic areas, including Broadway and Downtown Denver
- Close proximity to popular attractions and businesses

Specifications

For more information on this opportunity please reach out via email
benac50@hotmail.com

Neighborhood Developments:

765 Logan Street - Westfield Development

- **98 Units**, Sustainably Crafted Residential Building

720 Grant Street - Palisade Partners Development

- **110 Units** - Eight-story Apartment Building

123 Speer Blvd - Society Denver Development

- **563 Units** - 14-Story Apartment Building

700 Lincoln Street - Carmel Partners Development

- **304 Units** - 18-Story Apartment Building

200 E. 7th Avenue - Avalon Governors Park

- **260 Units** - 9-Story Apartment Building

175 E 7th Avenue - 7/S Denver Haus

- **115 Units** - 8-Story Apartment Building



