

LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

# Restaurant / Bar for Sale

3889 S King St, Denver, CO 80236



www.FullerRE.com



**For Sale: \$1,250,000**

## BUILDING OVERVIEW

|                        |                               |
|------------------------|-------------------------------|
| <b>Property Type:</b>  | Retail                        |
| <b>Total Bldg. SF:</b> | 2,805 SF<br>(County Assessor) |
| <b>YOC:</b>            | 1901                          |
| <b>Roof:</b>           | New TPO Layover Roof          |
| <b>County:</b>         | Arapahoe                      |
| <b>Zoning:</b>         | PUD (Sheridan)                |
| <b>Taxes:</b>          | \$15,189.43 (2025)            |

## PROPERTY INFORMATION

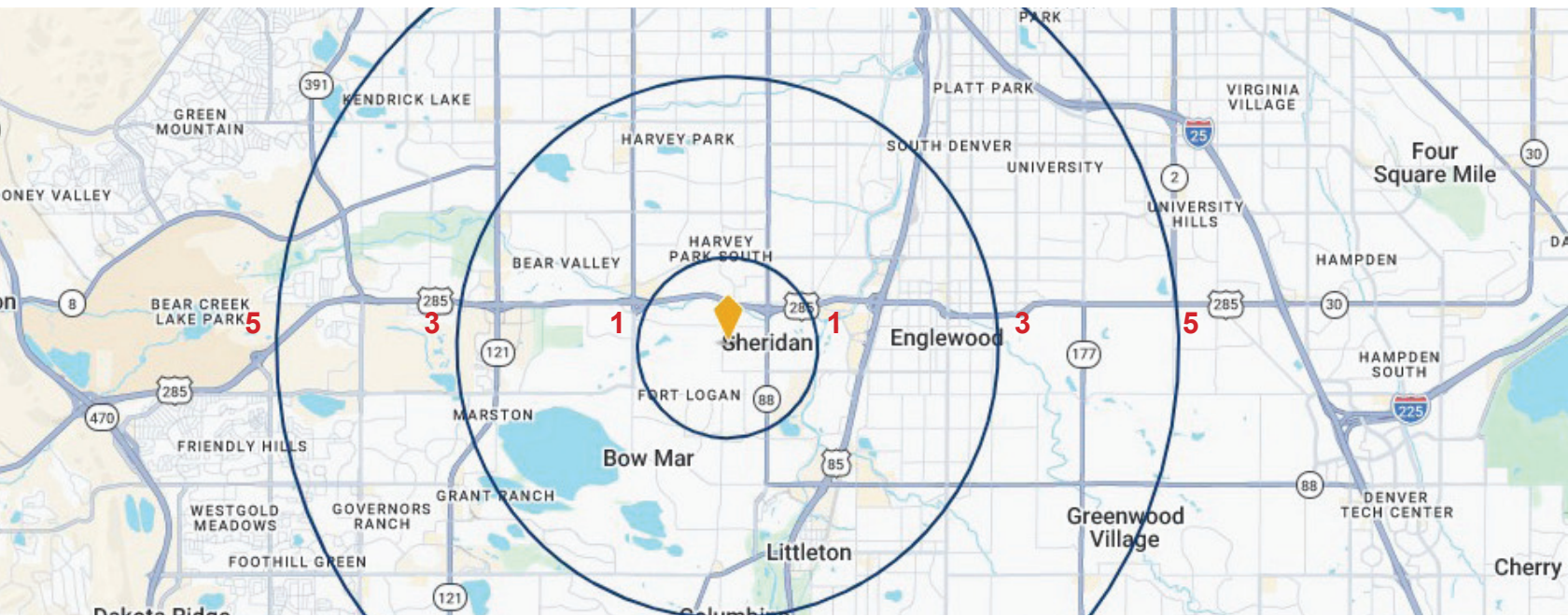
Rare opportunity to purchase the second oldest bar in the Denver. Established in the early 1900's, Monaghan's has been serving patrons for over 130 years. The property has been renovated over the years and a new roof was installed in 2026. The property offers a commercial kitchen and outside patio for additional seating. The current tenant has a lease that runs through April 30, 2030, contact broker for details.

Fuller Real Estate  
(303) 534-4822

**Brokerage Disclosure  
to Buyer**

**Brian Baker**  
(720) 287-5416 direct  
(720) 280-4733 mobile  
BBaker@FullerRE.com

©2026 Fuller Real Estate. All Rights Reserved. Price, terms and availability subject to change without notice.



| DEMOGRAPHICS                                                                                         | 1 Mile                                    | 3 Miles  | 5 Miles  |
|------------------------------------------------------------------------------------------------------|-------------------------------------------|----------|----------|
|  Population       | 12,516                                    | 122,210  | 338,932  |
|  Households       | 4,573                                     | 50,556   | 137,438  |
|  Median HH Income | \$79,013                                  | \$85,727 | \$91,932 |
|  Median Age       | 38.20                                     | 39.00    | 38.90    |
|  Traffic          | 6,252 vpd - S. Lowell Blvd. @ S. King St. |          |          |

Source: CoStar 2026