



INVESTMENT HIGHLIGHTS

- Class A stand-alone restaurant space in Greenwood Village with multiple levels, wrap around patios on both floors and a live music/dance area
- Property includes a private two-story parking structure with covered parking on the first floor
- Fully built out restaurant with extra prep, keg storage and freezer/cooler in basement
- Property Owner holds dormant Cabaret Liquor License which can be transferred to new owner/operator
- Located within the Village Plaza in the Denver Tech Center off DTC Blvd between Belleview and Orchard
- Excellent demographics for median household income (over \$126K) and consumer spending (\$4.7B) within a two (2) mile radius)

ADDRESS 5336 DTC Boulevard
Greenwood Village, CO 80111

PRICE \$3,500,000

TOTAL PROPERTY SF

	BUILDING SF		PATIO SF
1ST FLOOR	5,190 SF	1ST FLOOR	1,188 SF
2ND FLOOR	1,916 SF	2ND FLOOR	1,244 SF
BASEMENT (KITCHEN)	1,230 SF		
TOTALS	8,336 SF		2,432 SF

LOT SIZE 1.29 Acres | 56,192 SF

ZONING TC (Town Center)

SUBMARKET Greenwood Village/DTC

PARKING +/- 100 spaces

YEAR BUILT 2008

PROPERTY TAXES \$74,975.10 (2025)

ADDITIONAL PHOTOS



DEMOGRAPHICS

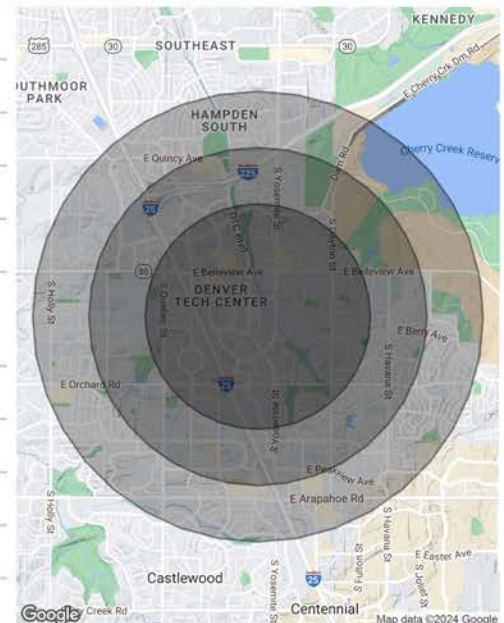
POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total Population	4,092	11,189	26,260
Average Age	39	42	41
Average Age (Male)	38	41	40
Average Age (Female)	39	42	41

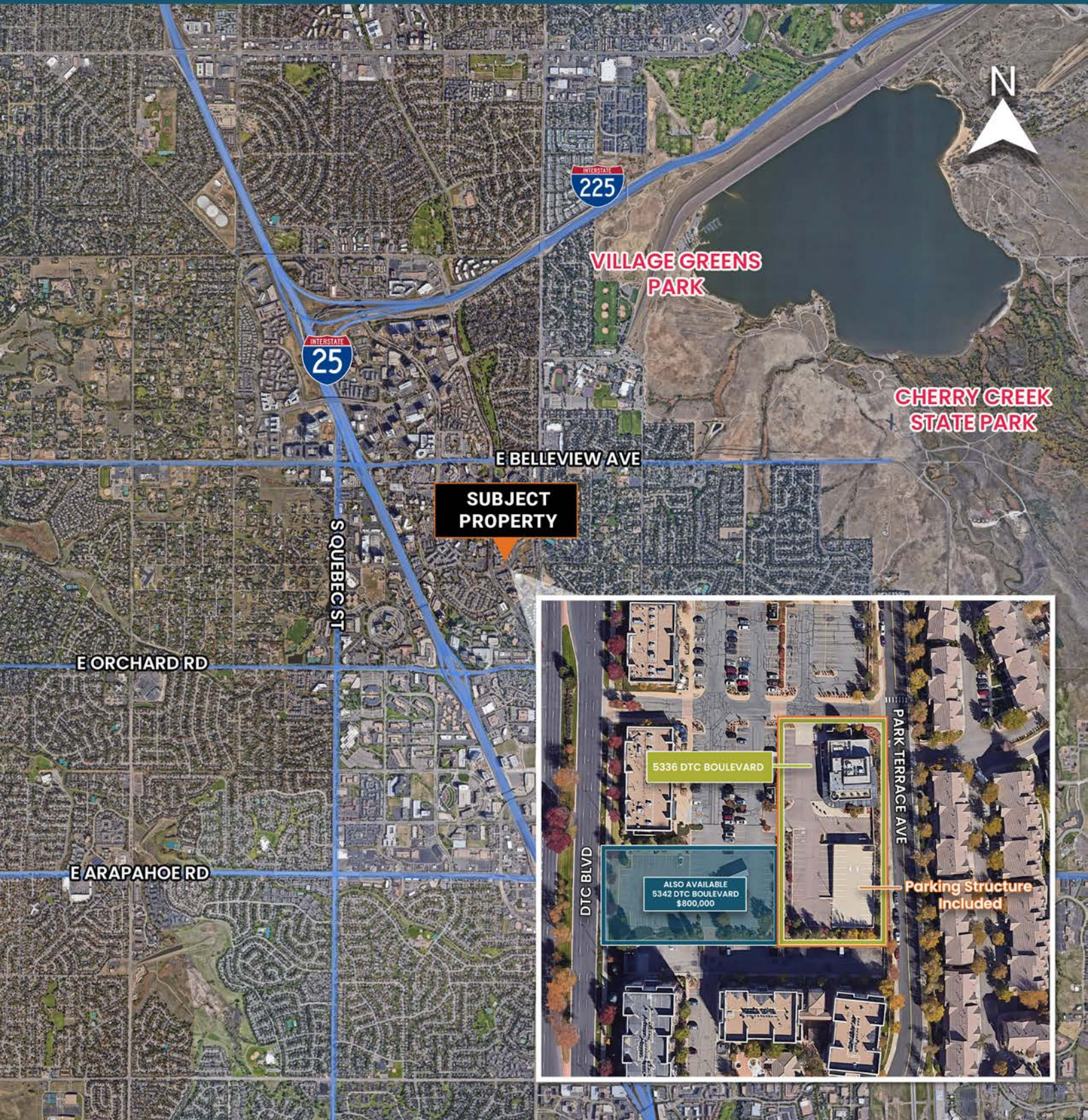
HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,991	5,188	12,098
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$138,037	\$177,354	\$166,629
Average House Value	\$1,451,381	\$1,182,035	\$936,123

* Demographic data derived from 2020 ACS - US Census



AREA MAP





FOR MORE INFO CONTACT:

PATRICK HENRY
Principal
pat@henrygroupre.com
303.625.7444

BOSTON WEIR
Principal
boston@henrygroupre.com
303.327.9753

PARKER BEASLEY
Broker Associate
parker@henrygroupre.com
720.633.5593

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Henry Group LLC d/b/a, Henry Group Real Estate its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Henry Group LLC d/b/a, Henry Group Real Estate, its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Henry Group LLC d/b/a, Henry Group Real Estate will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Henry Group LLC d/b/a, Henry Group Real Estate makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Henry Group LLC d/b/a, Henry Group Real Estate does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Henry Group LLC d/b/a, Henry Group Real Estate in compliance with all applicable fair housing and equal opportunity laws.