

1750

W MISSISSIPPI AVE

DENVER, CO 80223

SALE PRICE

\$1,100,000 ~~\$1,800,000~~



TURN-KEY
VACANT RESTAURANT



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 **UNIQUE**
PROPERTIES

TCN
REAL ESTATE SERVICES

400 S. Broadway | Denver, CO 80209
www.uniqueprop.com | 303.321.5888

PROPERTY HIGHLIGHTS

Address	1750 W. Mississippi Ave Denver, CO 80223
Sale Price	\$1,100,000 \$1,800,000
Price/SF	\$146/SF
Building Size	7,488 SF
Lot Size	16,889 SF
Year Built	1960
Parking	26 Spaces
Water Tap Size	2"
Zoning	E-MX-3A
Taxes (2023)	\$22,770.98

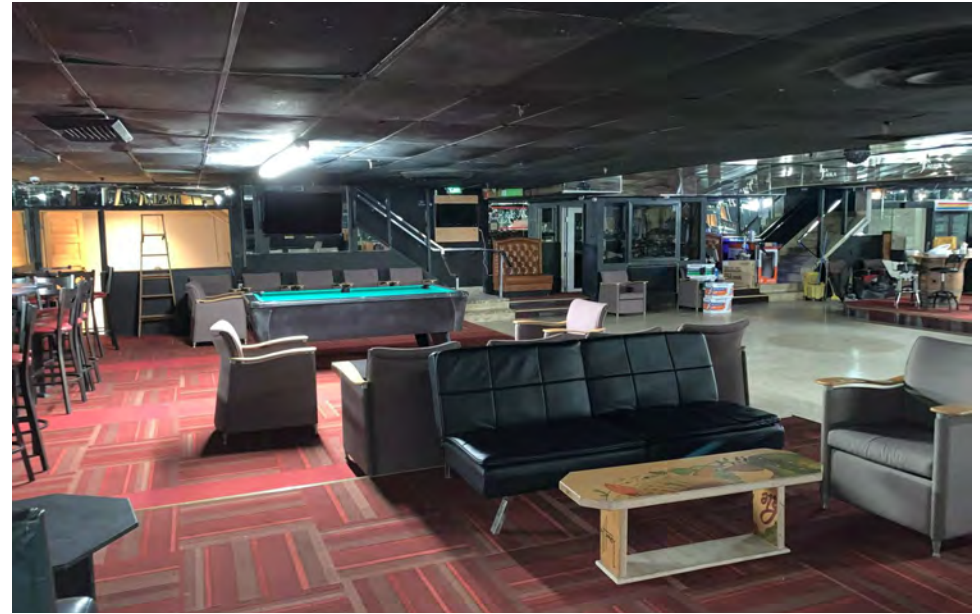


Now offered at \$1,100,000, this high-visibility restaurant property features a fully built-out commercial kitchen, open layouts on both floors, and over 26 parking spaces. Delivered vacant at closing, it's ideal for a turnkey restaurant or a variety of other uses supported by flexible zoning. Located just west of Athmar Park, the site offers strong exposure, consistent traffic, and proximity to a dense apartment population.

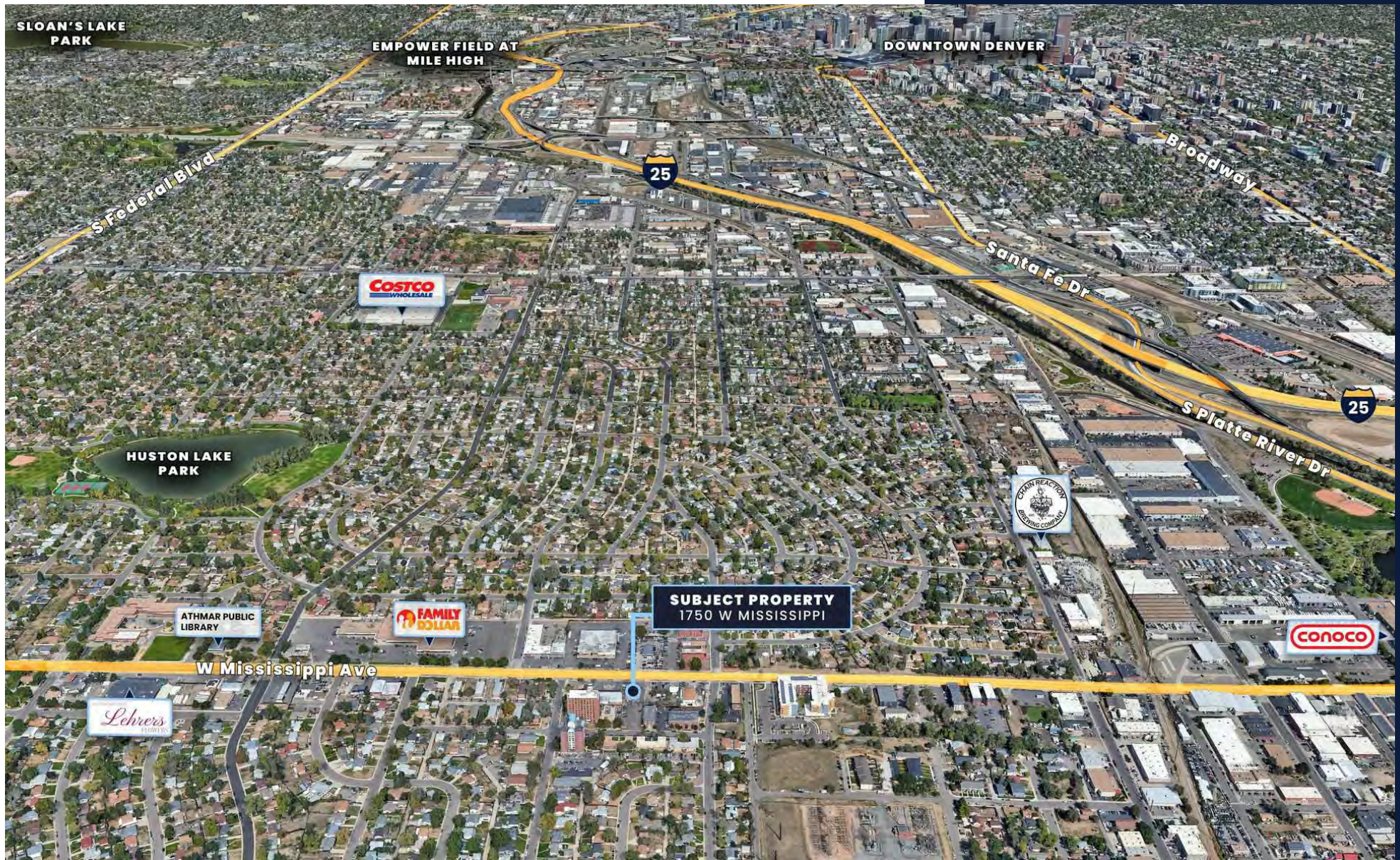


- Full Kitchen with hoods.
- Paved Parking Lot with 26+ spaces.
- HVAC System with three (3) furnaces and one (1) AC unit on the roof.
- 360 SF screened-in front porch, plus additional screened rear porch.
- Zoning E-MX-3A allows for three (3) story apartment development.
- Turn-Key Restaurant.
- Front and Back Patio Spaces for additional use and flexibility.

ADDITIONAL PHOTOS



AERIAL

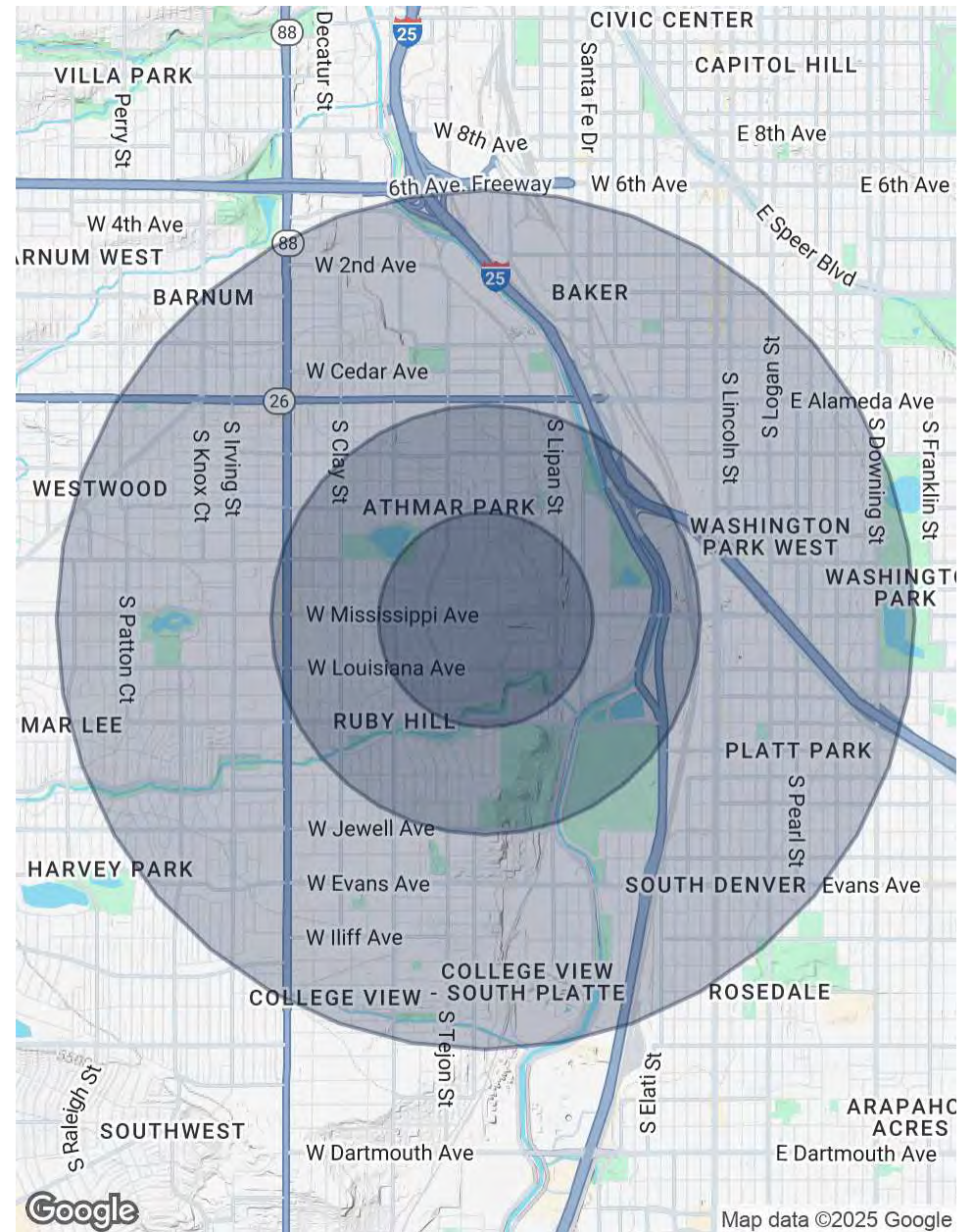


DEMOGRAPHICS MAP & REPORT

POPULATION	0.5 MILES	1 MILE	2 MILES
Total Population	5,755	16,126	81,657
Average Age	38	37	36
Average Age (Male)	37	37	36
Average Age (Female)	38	38	37

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	2 MILES
Total Households	2,157	5,843	31,806
# of Persons per HH	2.7	2.8	2.6
Average HH Income	\$76,676	\$83,873	\$106,515
Average House Value	\$466,928	\$539,665	\$639,550

Demographics data derived from AlphaMap



WHY DENVER?

Growth & Talent

- **#1** Economy in the nation for 3 straight years.
- Denver ranks **#3** Top Moving Destination and Colorado ranks **#5** in states where people are moving to. (2020, Penske + Uhaul)
- Denver is currently growing at **1.48%** annually and its population has increased by **24.82%** (2021) since the 2010 census.
- Denver ranks **#12** for tech talent across North America. The number of tech workers has grown **31.1%** since 2015.
- Denver's millennial population, aged 22 to 36, has grown **20.1%** since 2014 making it the **#3** most concentrated market of millennials in the country.
- Denver's average salary is \$107,481 which ranks **#9** for cities across North America.

#1

**Best State
Economy**
U.S. News

#2

**Best Place
to Live**
U.S. News

#3

**Fastest Growing
State This Decade**
U.S. Census

A BURGEONING BUSINESS HUB



AEROSPACE & DEFENSE



ENERGY



LIFE SCIENCE



Finance



EDUCATION



FOOD & BEVERAGE



BIOSCIENCE



TECHNOLOGY & TELECOM



GOVERNMENT



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