



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 (FF&E available via separate Bill of Sale)
- 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	\$4,500,000			
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	\$71,357.71 (2024)			

ADDITIONAL PHOTOS



DEMOGRAPHICS

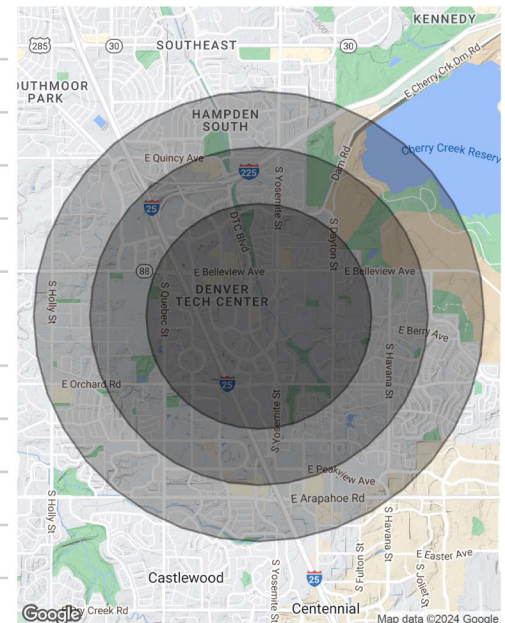
POPULATION

	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

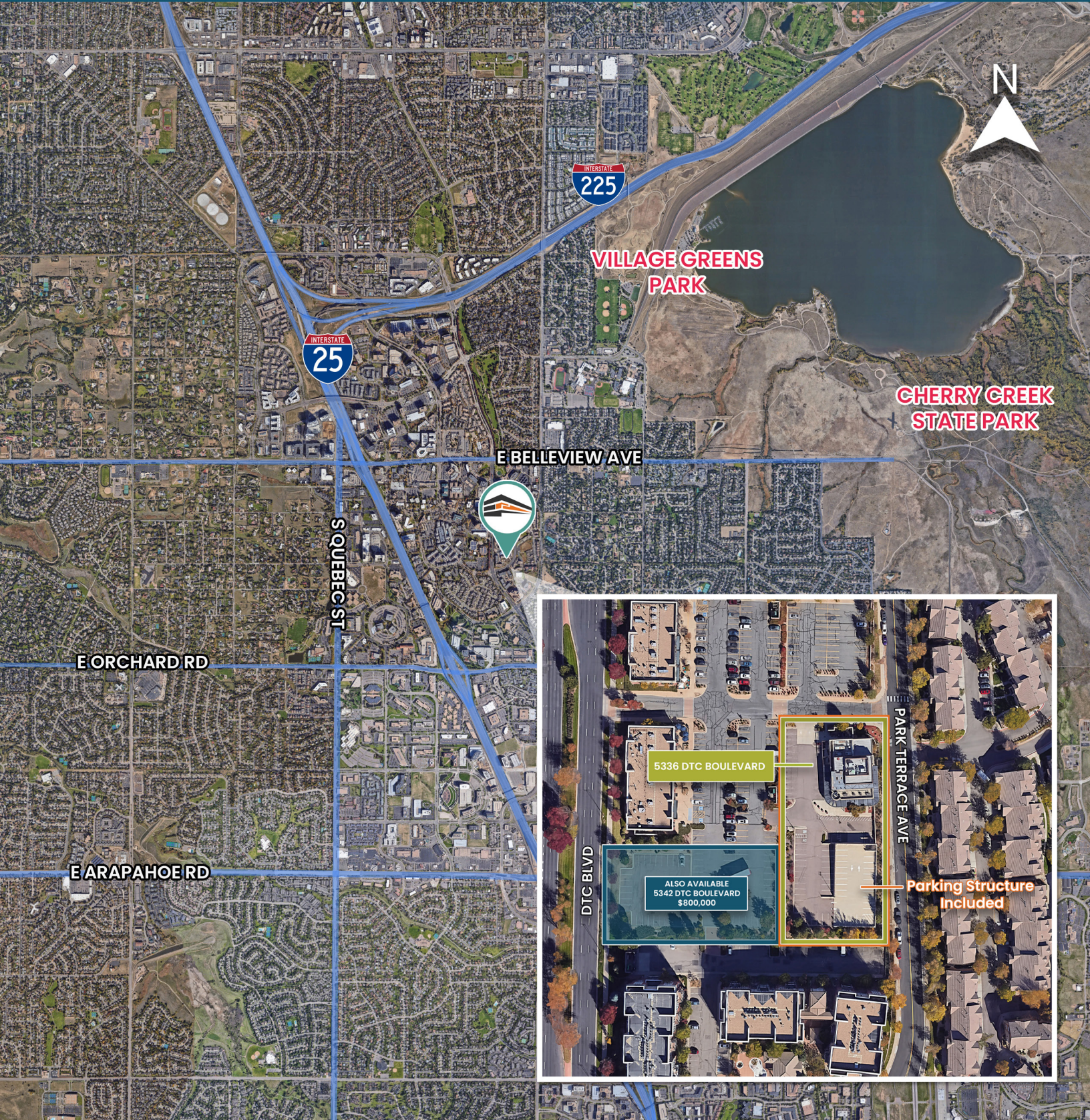
HOUSEHOLDS & INCOME

	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





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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.