



**FOR SALE AND LEASE**  
**\$3,200,000 | \$23.00 SF/YR (NNN)**

## 121 2ND AVENUE

Niwot, CO 80544

### PROPERTY HIGHLIGHTS

- 2nd generation restaurant available for sale or lease
- All furniture, fixtures, and equipment are included. A complete list can be shared upon request
- Liquor license is active and can be transferred
- Patio provides a great opportunity to host events or weddings for extra income
- NNN are estimated to be \$8.85/SF for 2026



BUILDING SF

6,668 SF



LOT SIZE

0.26 ACRES



PARKING

3 SPACES



TAXES

\$55,303



YEAR BUILT/RENO

1908/2014



ZONING

NRCD1

### PROPERTY DESCRIPTION

Introducing the infamous 1914 House for sale and lease at 121 2nd Ave, Niwot, CO 80544! This 2nd generation restaurant property underwent a full renovation in 2014 and is as turn-key as possible for another restaurant to open ASAP. Located on the main street in Niwot, local residents as well as people travelling from Boulder and Longmont come into the town year-round. All furniture, fixtures, and equipment are included as part of the sale. Reach out to the listing brokers today for more information!

All information contained herein has been obtained from sources we believe to be reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance. No warranty or representation, express or implied, is made as to the accuracy of the information contained herein. We encourage verification of all information prior to making financial decisions.





## PROPERTY SUMMARY



### PROPERTY SUMMARY

121 2nd Ave in Niwot, CO is being offered for sale and for lease. The building was built in 1908 and was completely remodeled in 2014. This property is perfectly suited for a new restaurant to come into Niwot and thrive. Between the main dining room, bar, upper dinning room, and the patio, the restaurant can seat over 200 guests at the same time. The patio would be a great opportunity for a new owner to use for events and weddings to bring in additional income. The property has a walk-in cooler that extends into a freezer, keg room, 18 foot hood, grease trap connection, and more. All of the furniture, fixtures, and equipment are included with the property. There is an active liquor license as well that can be transferred too.

This restaurant is as close to move-in ready as you can find. The 1914 House was a Niwot staple in the community and it can be once again after a new restaurant comes in.

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### OFFERING SUMMARY

|                |                     |
|----------------|---------------------|
| Sale Price:    | \$3,200,000         |
| Lease Rate:    | \$23.00 SF/yr (NNN) |
| Available SF:  | 6,668 SF            |
| Lot Size:      | 0.26 Acres          |
| Building Size: | 6,668 SF            |

### DEMOGRAPHICS 0.3 MILES 0.5 MILES 1 MILE

|                   |           |           |           |
|-------------------|-----------|-----------|-----------|
| Total Households  | 143       | 491       | 1,045     |
| Total Population  | 327       | 1,161     | 2,549     |
| Average HH Income | \$166,613 | \$179,582 | \$188,920 |

LOCATION MAP

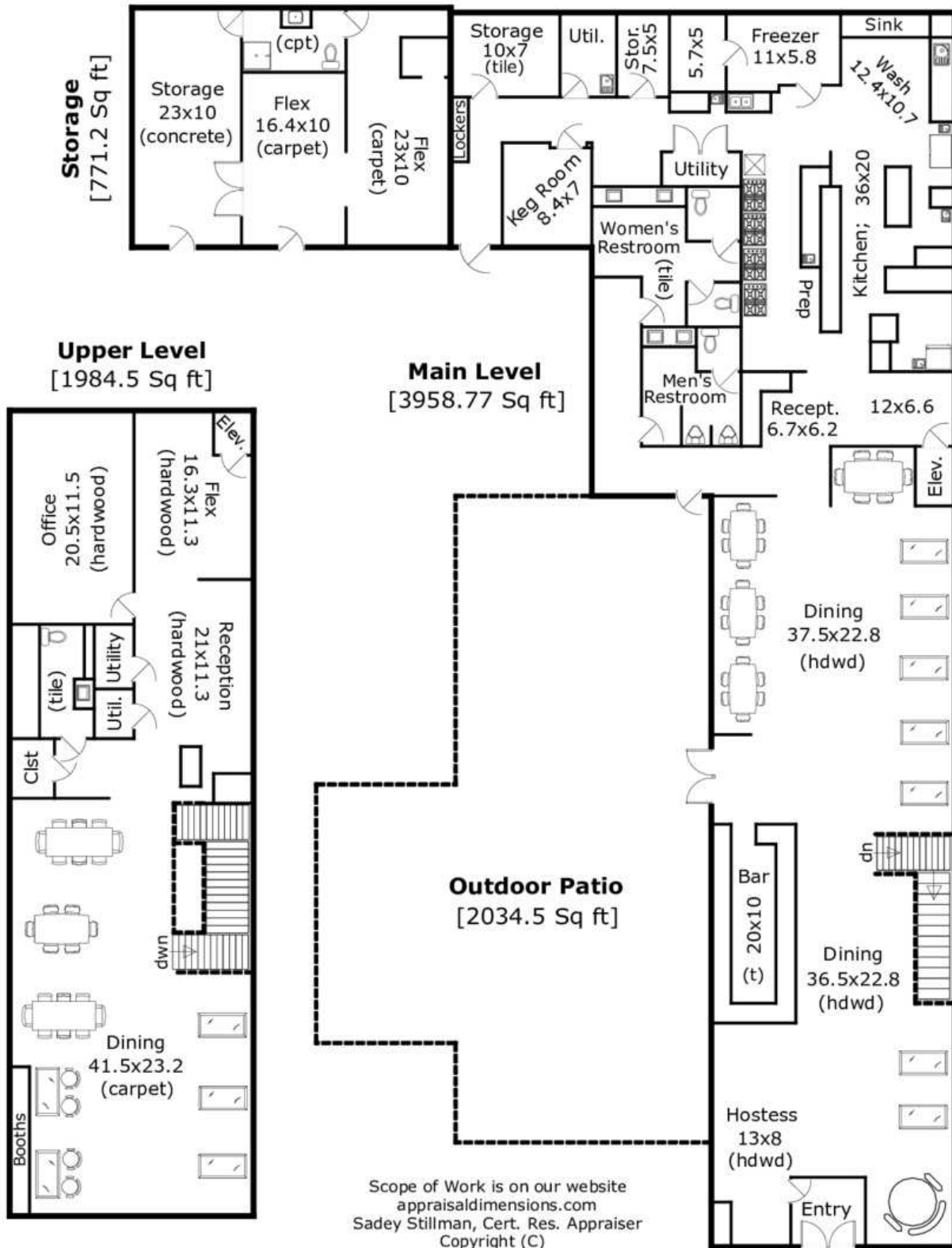


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# FLOOR PLANS



Sketch by a la mode

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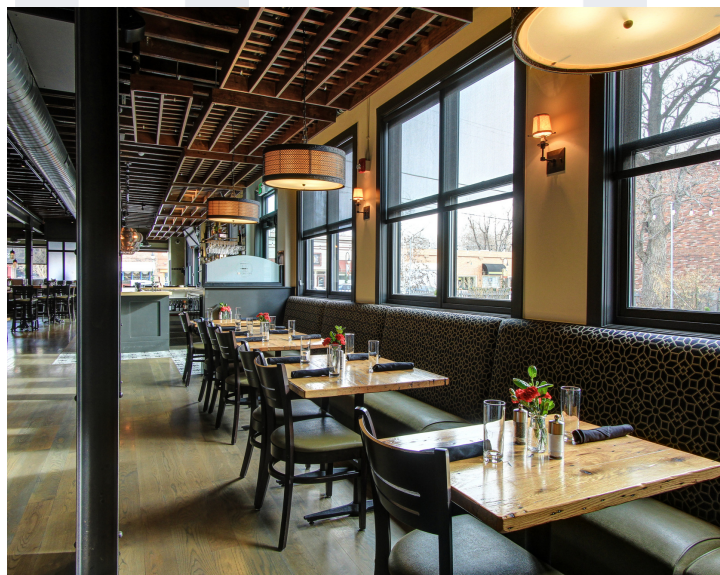
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## ADDITIONAL PHOTOS



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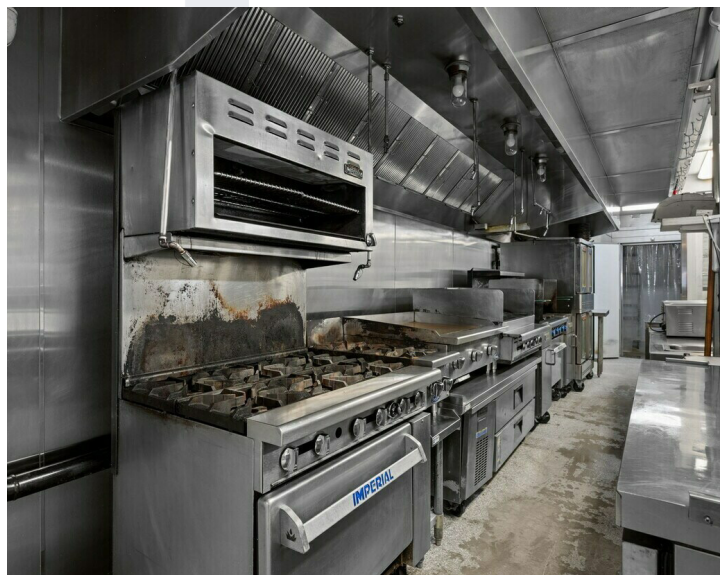
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**MADISON  
COMMERCIAL  
PROPERTIES**



A map of Niwot, Colorado, showing a circular buffer around the town center. The map includes major roads like N 63rd St, N 73rd St, N 71st St, N 79th St, N 83rd St, N 95th St, Niwot Rd, Monarch Rd, Mineral Rd, and Oxford Rd. The town center is labeled 'Niwot' and 'Niwot Rd'. The map data is attributed to ©2026 Google.

| POPULATION           |  |  |  |  | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|--|--|--|--|-----------|-----------|--------|
| Total Population     |  |  |  |  | 327       | 1,161     | 2,549  |
| Average Age          |  |  |  |  | 49        | 48        | 47     |
| Average Age (Male)   |  |  |  |  | 47        | 47        | 46     |
| Average Age (Female) |  |  |  |  | 50        | 49        | 48     |

| HOUSEHOLDS & INCOME |  |  |  |  | 0.3 MILES |  | 0.5 MILES   |  | 1 MILE      |  |
|---------------------|--|--|--|--|-----------|--|-------------|--|-------------|--|
| Total Households    |  |  |  |  | 143       |  | 491         |  | 1,045       |  |
| # of Persons per HH |  |  |  |  | 2.3       |  | 2.4         |  | 2.4         |  |
| Average HH Income   |  |  |  |  | \$166,613 |  | \$179,582   |  | \$188,920   |  |
| Average House Value |  |  |  |  | \$948,472 |  | \$1,052,117 |  | \$1,098,536 |  |

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## CITY INFORMATION



### LOCATION DESCRIPTION

Nestled between Boulder and Longmont, Niwot, Colorado, is a community rich in history and small-town charm. A quaint location sat in the heart of Boulder County and it's 325,000 residences, Niwot is named after Chief Niwot, a respected Arapaho leader whose name means "Left Hand. The area was once home to the Arapaho Tribe, who lived off the land, hunting and fishing in the Boulder Valley.

The discovery of gold in 1858 brought an influx of miners and settlers, changing the landscape forever. Despite growing tensions, Chief Niwot was a voice for peace, advocating for coexistence during this transformative time.

Founded in 1875, Niwot flourished as a railroad stop when the Colorado Central Railroad extended its tracks northeast from Boulder. This connection boosted the local farming economy, allowing crops to reach markets as far as Denver and Wyoming. Over time, the town shifted eastward, but its rich heritage remained.

Today, Niwot seamlessly blends history with modern appeal. With a thriving arts scene, locally owned shops, and a strong sense of community, it's a place where past and present come together beautifully. Whether you're looking for a peaceful retreat or a vibrant neighborhood, Niwot offers a unique lifestyle filled with charm and character.

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