2401 W. 32ND AVENUE
DENVER, CO 80211

912 SF FOR SALE

KINSEY & COMPANY
COMMERCIAL REAL ESTATE

Jason F. Kinsey
Managing Principal
720-280-5757
Jason@KinseyCRE.com

Brady Kinsey
Principal
303-847-1295
Brady@KinseyCRE.com

AVAILABILITY

Pricing: Contact Broker

SF Available: 912 SF

TRAFFIC COUNTS

Zuni Street: 10,607 VPD
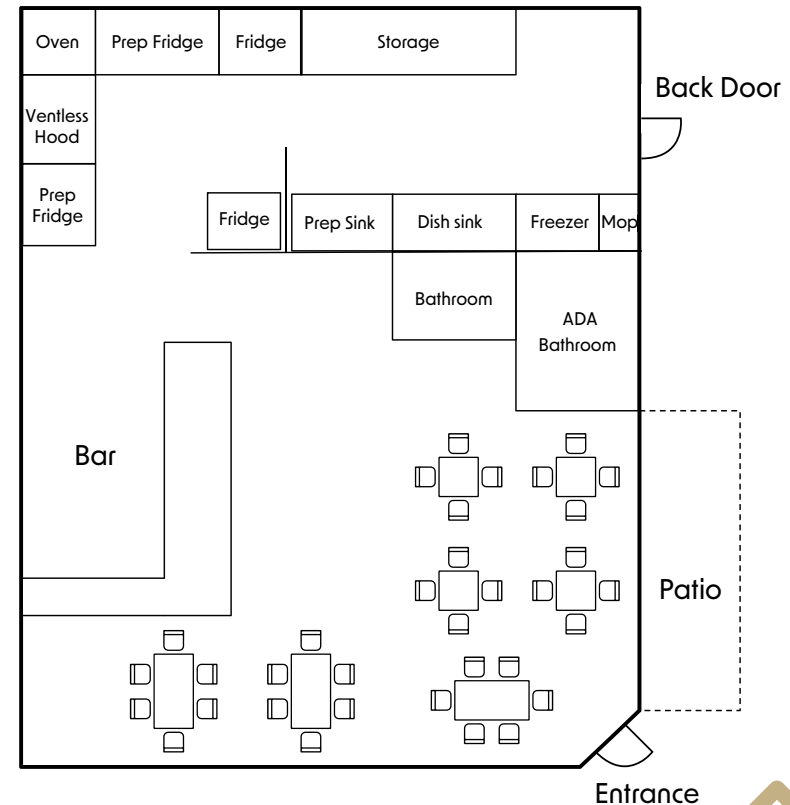
W. 32nd Avenue: 7,200 VPD

MPSI 2019 & 2022 Estimates

HIGHLIGHTS

- End cap cafe space with FF&E available for new Buyer to use. **DO NOT DISTURB - TENANT IS STILL OPERATING. COORDINATE ALL SHOWINGS THROUGH LISTING BROKER.**

- Transferrable liquor license to new Buyer

- Fenced patio along Zuni St

- Located in the sought after Denver Highlands neighborhood

- There is no hood or grease trap

FLOOR PLAN

bartaco
Lady Jane

HIGHLAND
TAP & BURGER
UNCLE
bar dough

FOX AND THE HEN

IST★NBUL
cafe & bakery
F45

Ball Arena

2401 W. 32ND AVENUE

KUMOYA
wooden spoon

duo
RESTAURANT

duo
RESTAURANT

Zuni Street

W 32nd Avenue

2401
W. 32ND AVE.

W. 38th Ave.

W. 32nd Ave.

DENVER NORTH HIGH SCHOOL

N. Speer Blvd.

DENVER CENTRAL MARKET

COORS FIELD

UNION STATION

16TH STREET MALL
7-ELEVEN · at&t · EXPRESS · Famous Footwear · BANANA REPUBLIC · ROSS DRESS FOR LESS · GNC LIVE WELL · SEPHORA · UPS · H&M · Walgreens

DOWNTOWN DENVER

INTERSTATE 25

Ball Arena

ELITCH Gardens

EMPOWER FIELD AT MILE HIGH

MEOW WOLF

MSU DENVER

COLORADO CONVENTION CENTER

E. Colfax Ave.

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Demographics

	1 Mile	3 Miles	5 Miles
Population	39,057	215,477	472,410
Average Household Income	$134,134	$101,567	$99,697
Daytime Population	14,639	214,766	356,989

Source: CoStar

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