



Features

- 4,730 SF Restaurant and Bar w/Real Estate
- Great Demographic Trade Area
- Hip Urban Neighborhood with Great Demographics
- Dense, Walkable Neighborhood, Anchored by the Highly Trafficked "Restaurant Row"
- Two Patios Provide Seating for 58
- Fully Equipped Kitchen with a 19' Type 1 Exhaust Hood, Grease Trap, Walk in Refrigerator and Freezer
- Transferable Hotel & Restaurant Class Liquor License
- Price: \$2,195,000

PLEASE DO NOT DISTURB TENANT OR EMPLOYEES

Unique opportunity to keep the concept and capitalize on one of the fastest globally growing food sectors or convert to your concept. With an underserved vegan market in Denver and the ability to own real estate in one of Denver's vibrant walkable neighborhoods, this is truly a rare opportunity. The US plant-based food market is expanding, and Denver is no exception with its rank as one of the fittest cities in the US that embraces a plant based, vegan and clean food lifestyle. The location is outstanding, as trade area captures great demographics with its location to offices, retail, restaurants, hospitals and high incomes to support your next restaurant venture. This is the perfect opportunity to own restaurant condominium in a growing sector of the industry and capitalize on the great reputation of this established vegan restaurant. Location, demographics, growing market niche and real estate ownership, it doesn't get much better! This second generation restaurant will easily convert to most concepts.

Contact:

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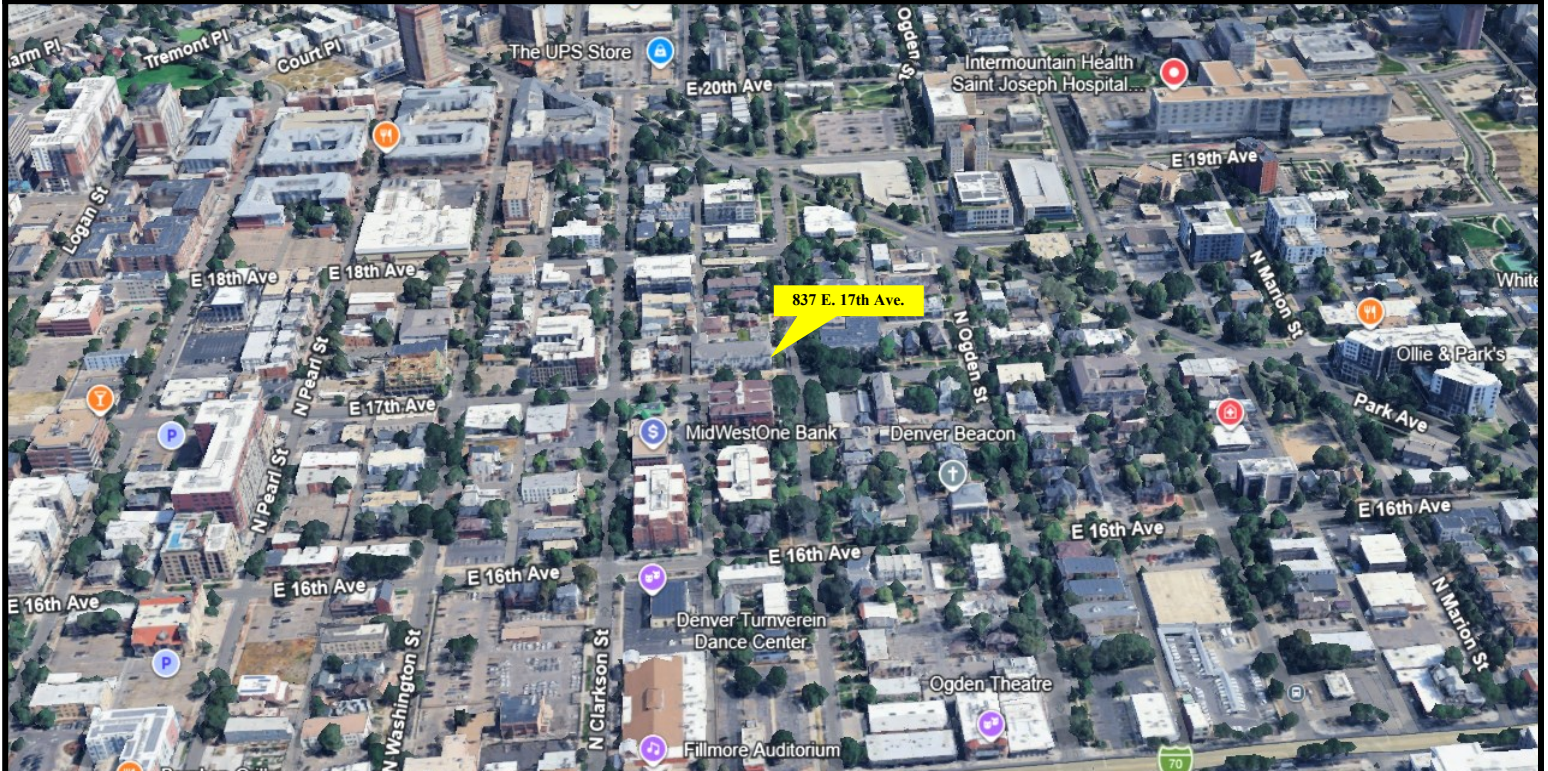
SanbornAndCompany.com

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SANBORN AND COMPANY

Vegan Restaurant Real Estate for Sale

837 E. 17th Ave., Denver, CO 80218



Demographics*	1 Mile	3 Miles	5 Miles
Population	53,993	246,212	506,756
Average HH Income	\$112,432	\$134,884	\$131,665
Business Employment	88,826		

*Source CoStar.com

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