

FOR SALE

1310 PEARL ST, DENVER CO



BUILDING SF: 6,225 SF

LOT SIZE: 0.14 ACRES

FRONTAGE: 50'

YEAR BUILT: 1916

ZONING: G-MS-5 (CAN ADD STORIES)



CONTACT INFORMATION

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RESTAURANT REAL ESTATE OPPORTUNITY

- Rare opportunity to purchase a restaurant building on 13th and Pearl.
- In **the heart of** Capitol Hill, Denver's densest neighborhood, and **just steps from** Colfax Avenue, Civic Center Park, Cheesman Park, and downtown.
- Fully new/updated infrastructure within a 100+ year-old **character-rich** building featuring skylights, **oversized** French doors, exposed brick, and **trusses** throughout.
- The building features outdoor seating, **a front-entry** café, a spacious main dining **and bar** area, and a **finished** cocktail bar with an **accessible** hidden alley entrance, yet to open.
- Cabaret license in place, permitting live music—**an increasingly rare offering** in Denver.





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