

# 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)



## 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.

### CONTACT INFORMATION

**ZACH CYTRYN**  
zach@fuelandironrealty.com  
240-671-8258

**VINCENT LIM**  
v.limproperties@gmail.com  
720-202-7485







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