

NOISETTE

5254 NAVAJO STREET, SUITE 100, DENVER, CO 80211

RESTAURANT | 2,605 SQUARE FEET



OFFERED AT: \$295,000 **\$150,000**

PROPERTY HIGHLIGHTS

- Full Restaurant Infrastructure With Transferable Liquor License
- Price Includes All Furniture, Light Fixtures, Worktops, & Other Kitchen Items
- Excellent Corner Location with Amazing Exposure
- High End Furniture Makes for a Luxe Feel
- Surrounded by Denver's Trendiest Restaurants
- Next to Avanti Food Hall, Root Down, & Other High Traffic Hot Spots

TRAFFIC COUNTS: 270,000 VPD - I-25

DEMOGRAPHICS (2024)	1 MILE	3 MILE	5 MILE
2026 Est. Population	47,206	246,477	496,581
2026 Est. Avg. HH Income	\$181,665	\$168,156	\$163,190



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AXIO Commercial Real Estate represents that it has not made a physical inspection of the Property and has no actual knowledge of any defects in the Property except as identified in writing to the Buyer. The Buyer has been advised by Broker to make an investigation of the Property at its own expense, which investigation should include without limitation the availability of access, utility services, zoning, environmental risks, soil conditions, structural integrity and mechanical systems.

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