

For Lease

Turn-Key Restaurant/Entertainment Space in LoDo

1755 Blake Street | Denver, CO 80202





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Denver, CO 80202

TURN-KEY RESTAURANT SPACE IN LODO

Discover an exceptional turn-key restaurant/entertainment space strategically positioned between Union Station and Coors Field. This $\pm 12,000$ SF (divisible) property boasts unparalleled street visibility and a substantial storefront to capture high pedestrian traffic.

Equipped with full restaurant infrastructure, including a 16-handle keg cooler, hi-tech venting for a BBQ smoker, a 3,000-gallon grease trap, a pristine kitchen, and a first-in-class bar, this space is ready for your next venture.

Please note: The current tenant is still operating. Contact the broker for a confidential showing.

WITHIN A 0.50 MILE RADIUS

 4,918
Hotel Keys

 7.1M SF
Office Space

 14,342
Multi-Family
Units

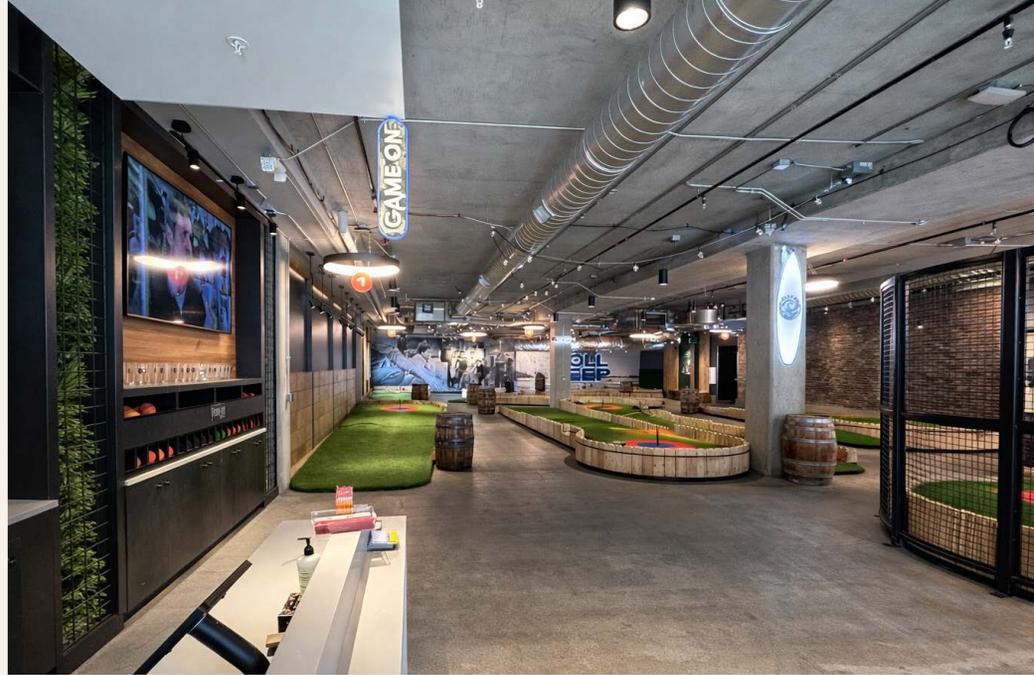
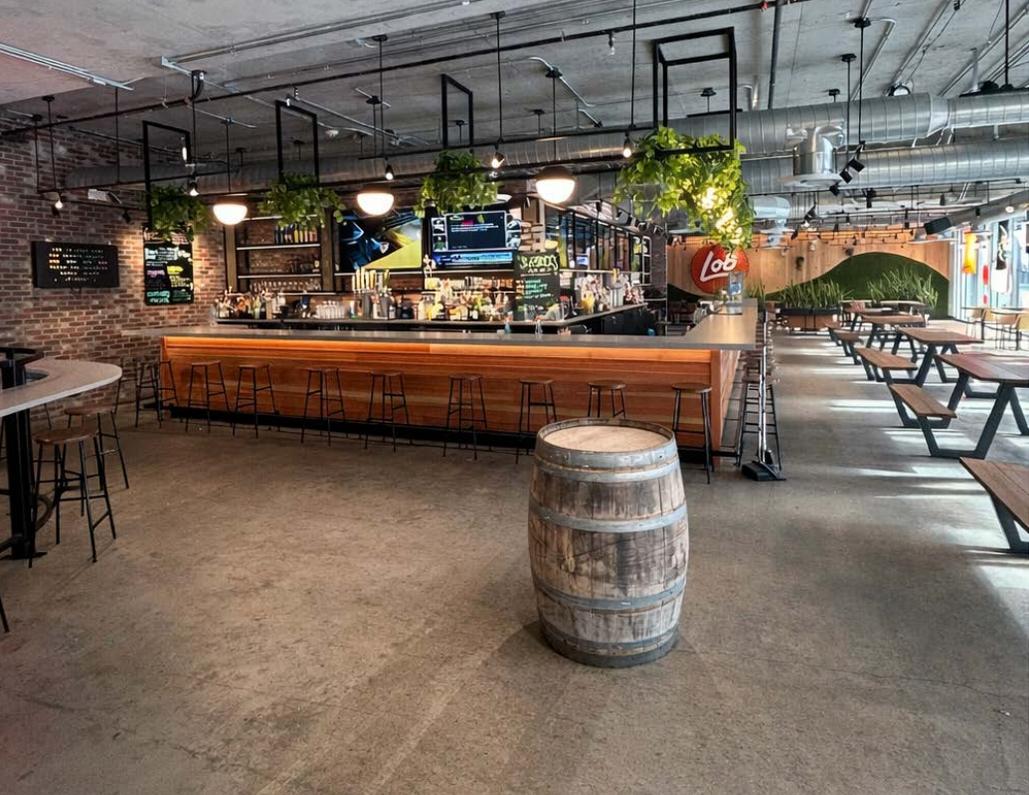
ABOUT THE PROPERTY



$\pm 12,363$ SF
Ground Floor Retail Space



± 128 FT
Premium Street Frontage



Highlights

1755 Blake St | Denver, CO 80202

Union Station 10 Million Annual Visitors

16th Street Mall 4.7 Million Annual Visitors

Coors Field 2.8 Million Annual Visitors

Larimer Square 1 Million Annual Visitors

Ball Aena 3.6 Million Annual Visitors



Downtown Denver

WALKING DISTANCE | POINTS OF INTEREST

Union Station



4 MIN

16th Street Mall



4 MIN

Coors Field



6 MIN

Larimer Square



10 MIN

McGregor Square



5 MIN

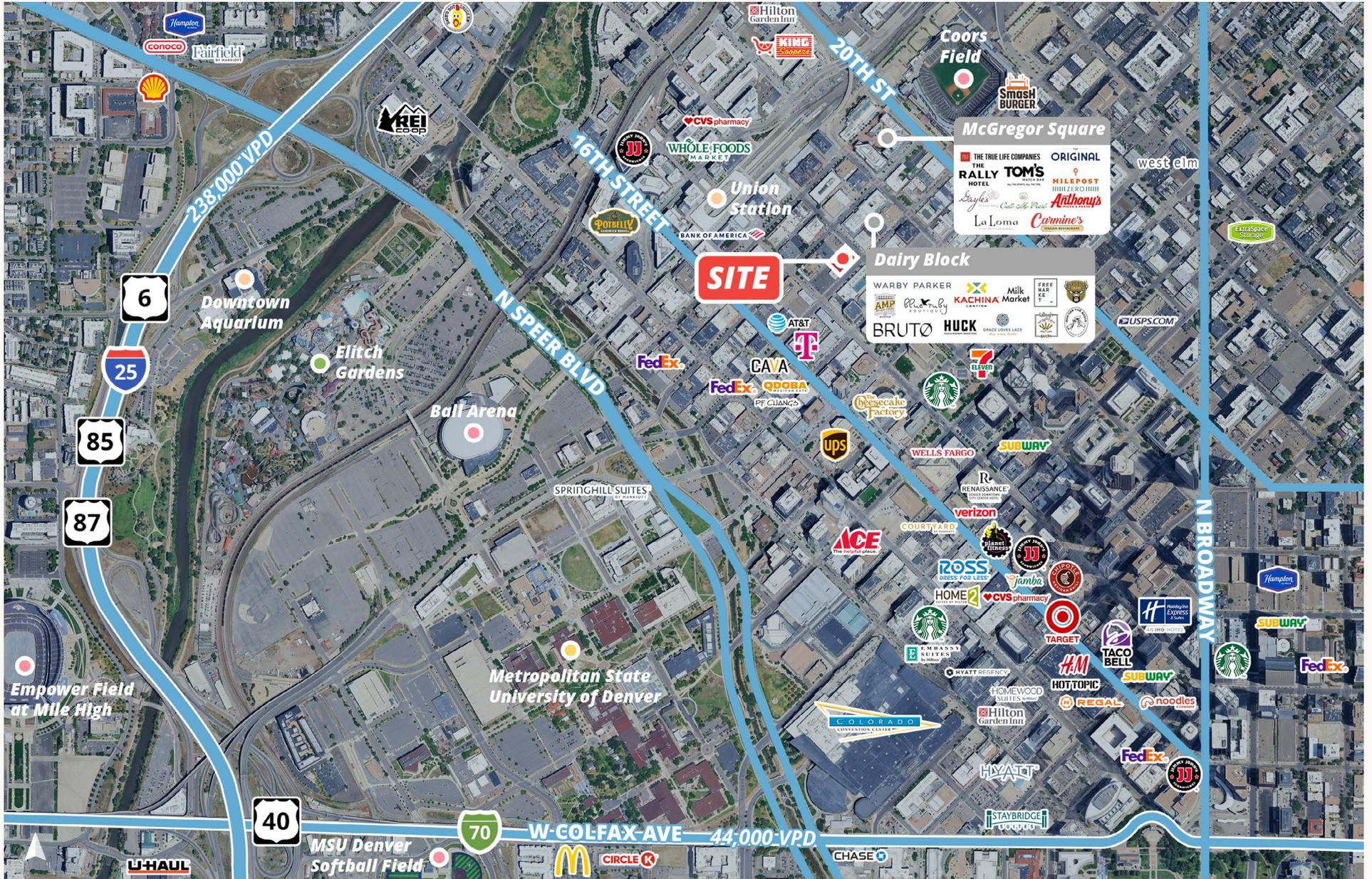
Ball Arena



15 MIN

Downtown Aerial

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Demographics

1755 Blake St | Denver, CO 80202

0.50 MILE

2,959
Total
Businesses

45,646
Total
Employees

58,391
Total Daytime
Population

\$154,726
Average Household
Income

1 MILE

6,397
Total
Businesses

105,375
Total
Employees

132,996
Total Daytime
Population

\$145,007
Average Household
Income

2 MILE

12,490
Total
Businesses

181,351
Total
Employees

265,339
Total Daytime
Population

\$138,904
Average Household
Income

Want more? Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE  **esri**



OF GOING THE EXTRA MILE

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