

1437

CALIFORNIA ST.

DENVER, CO

TURNKEY RESTAURANT FOR SALE
SALE PRICE: \$2,500,000

**Prime Downtown Location Across
from Colorado Convention Center**



NAI Shames Makovsky

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PROPERTY FACTS

Building Size	~12,500 SF (plus ~6,250 SF Basement)
Lot Size	6,250 SF
Stories	2
Year Built	1970
Zoning	D-C
Walk Score	96/100

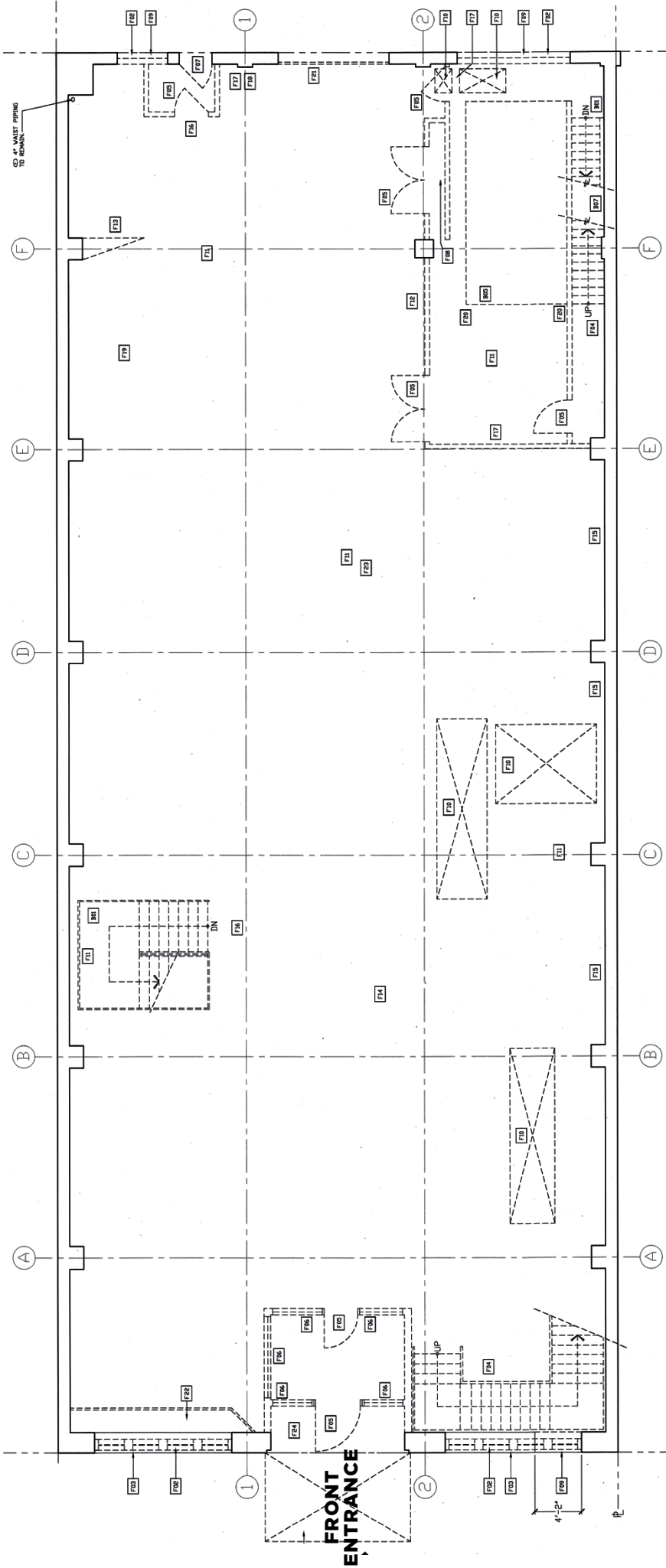
PROPERTY OVERVIEW

- Located across from the Colorado Convention Center and new Hyatt Regency Denver at Colorado Convention Center.
- One block from vibrant 16th Street
- 125K+ daytime employees within 1 mile radius
- Light Rail runs directly in front of building

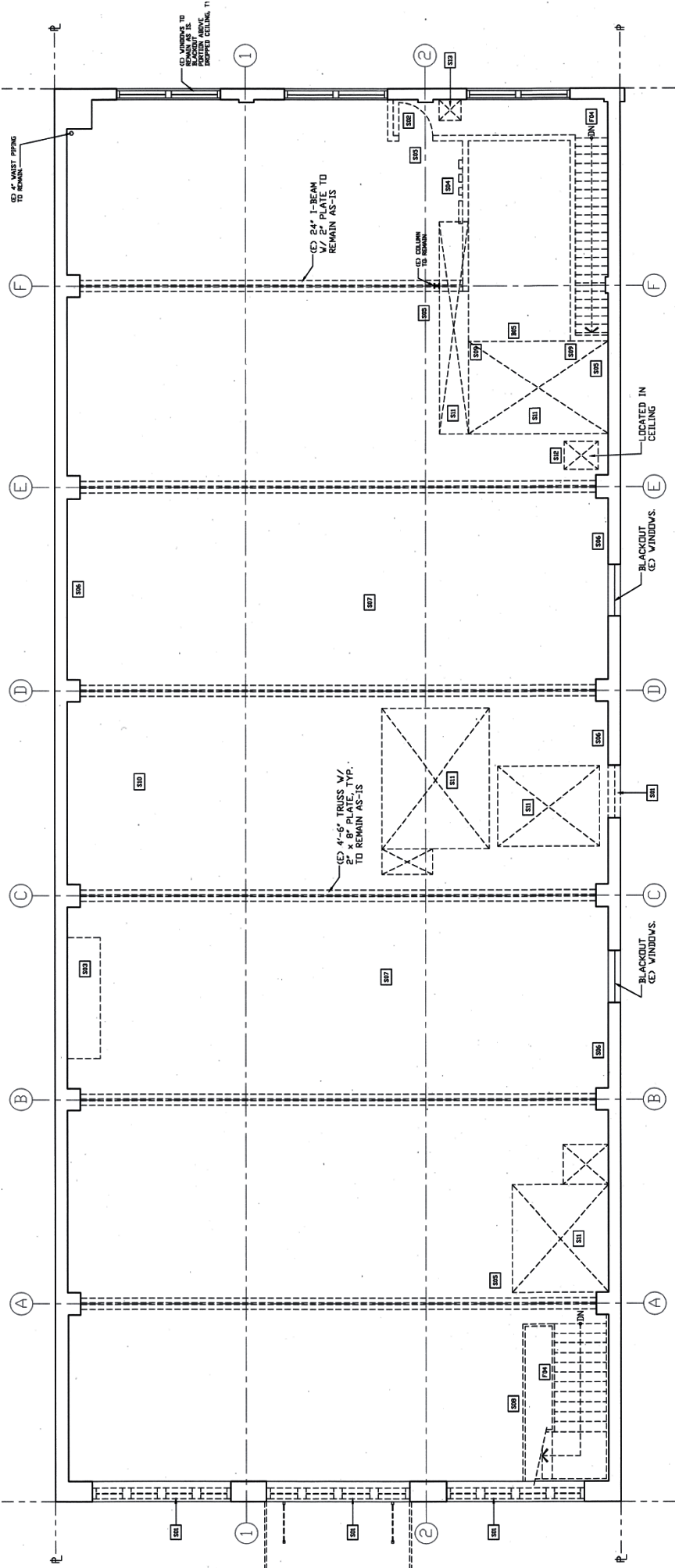


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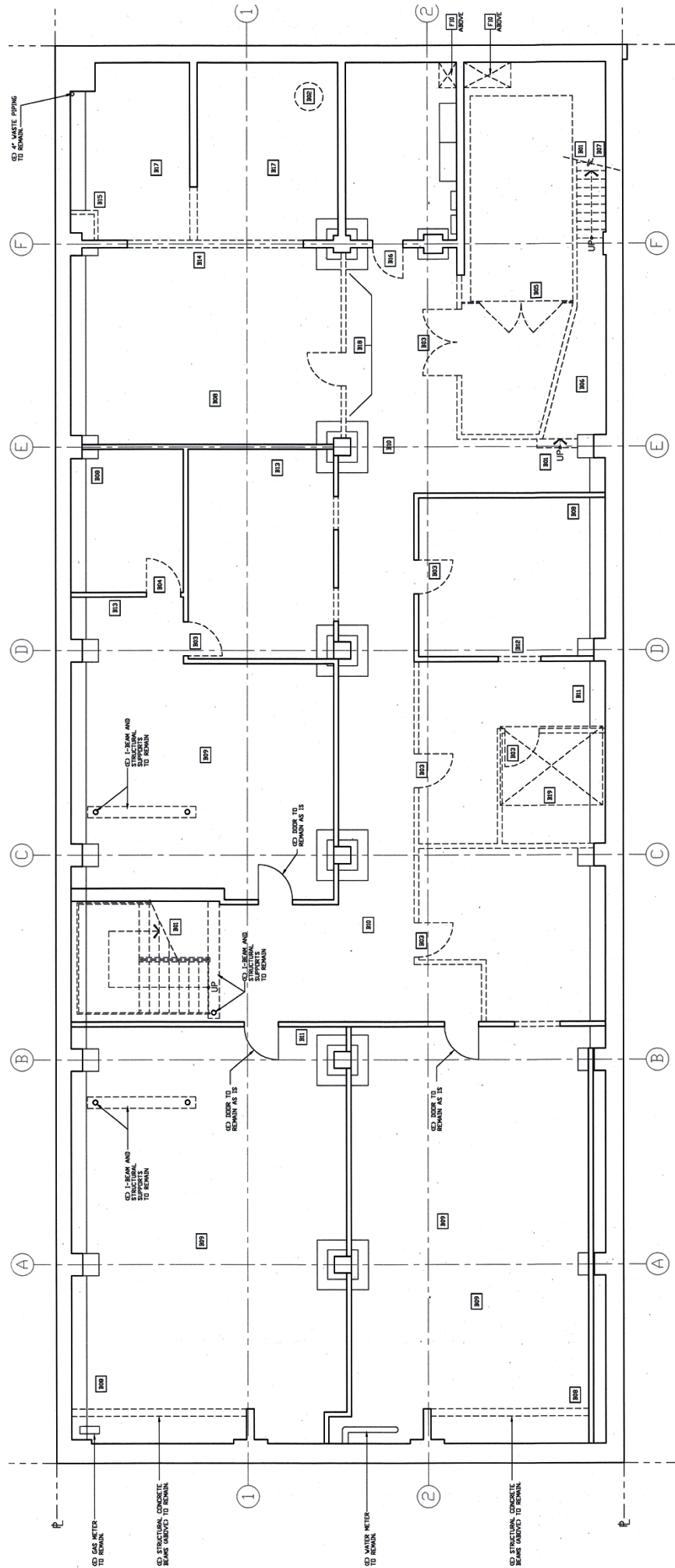
FIRST FLOOR



SECOND FLOOR



BASEMENT





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