features

- Popular Jefferson Park Neighborhood

- Surrounded By New Apartment Developments

- H&R Class Liquor License

- Wood Assist Stone Custom Pizza Oven

- 4,118 SF + basement (with 2 Large Walk-In Refrigerators)

- 14' & 7' Captive Air Exhaust Hoods and Separate 4' Bakery Hood
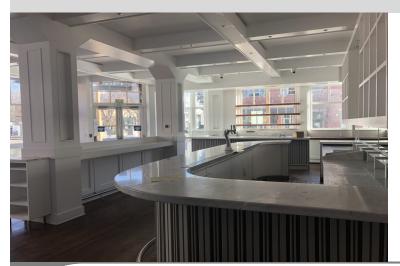
- Lease Rate- Negotiable

overview

This Denver restaurant for lease has high quality finishes. Rarely does a restaurant space of this caliber come on the market. This eye appealing restaurant has a large wrap around patio, oversized operable glass windows, high ceilings, shining subway tile, private event room, market/retail area, private wine lockers, custom accent lighting, beautiful chef's counter, large comfortable bar and cocktail area. The basement not included in the 4,118 SF has two large walk-in refrigerators, health department approved prep area and employee restroom. Jefferson park neighborhood has been growing since 2013 and population growth in the next 4 years is expected to be 19%. The neighborhood overlooks downtown and has a diverse mix of young professionals who want to live close to downtown without paying downtown prices. Construction has been abundant in the neighborhood with a mix of new multi-story townhomes, rowhomes, and condos. A second generation restaurant for lease in Denver is hard to find. One of this quality is rare!

Contact:

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2900 W 25th Ave

Speer Blvd

LODO

Elitch Gardens

Pepsi Center

Mile High Stadium

Demographics*	1 Mile	3 Miles	5 Miles
Population	28,960	229,342	487,535
Average HH Income	$113,709	$91,025	$91,365
Daytime Employment	16,451		

*Source CoStar.com

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