



## Features

- High Foot Traffic
- Uniquely Located Within Steps to Union Station, Coors Field, 16th Street Mall & Ball Arena
- Completely Remodeled with New Equipment & Furnishings
- Can be Full Service or Counter Service
- Transferable Liquor License
- 12' Type 1 Kitchen Exhaust Hood
- Great Mix of Office, Residential and Tourist Trade
- Price: \$129,000

## PLEASE DO NOT DISTURB TENANT OR EMPLOYEES

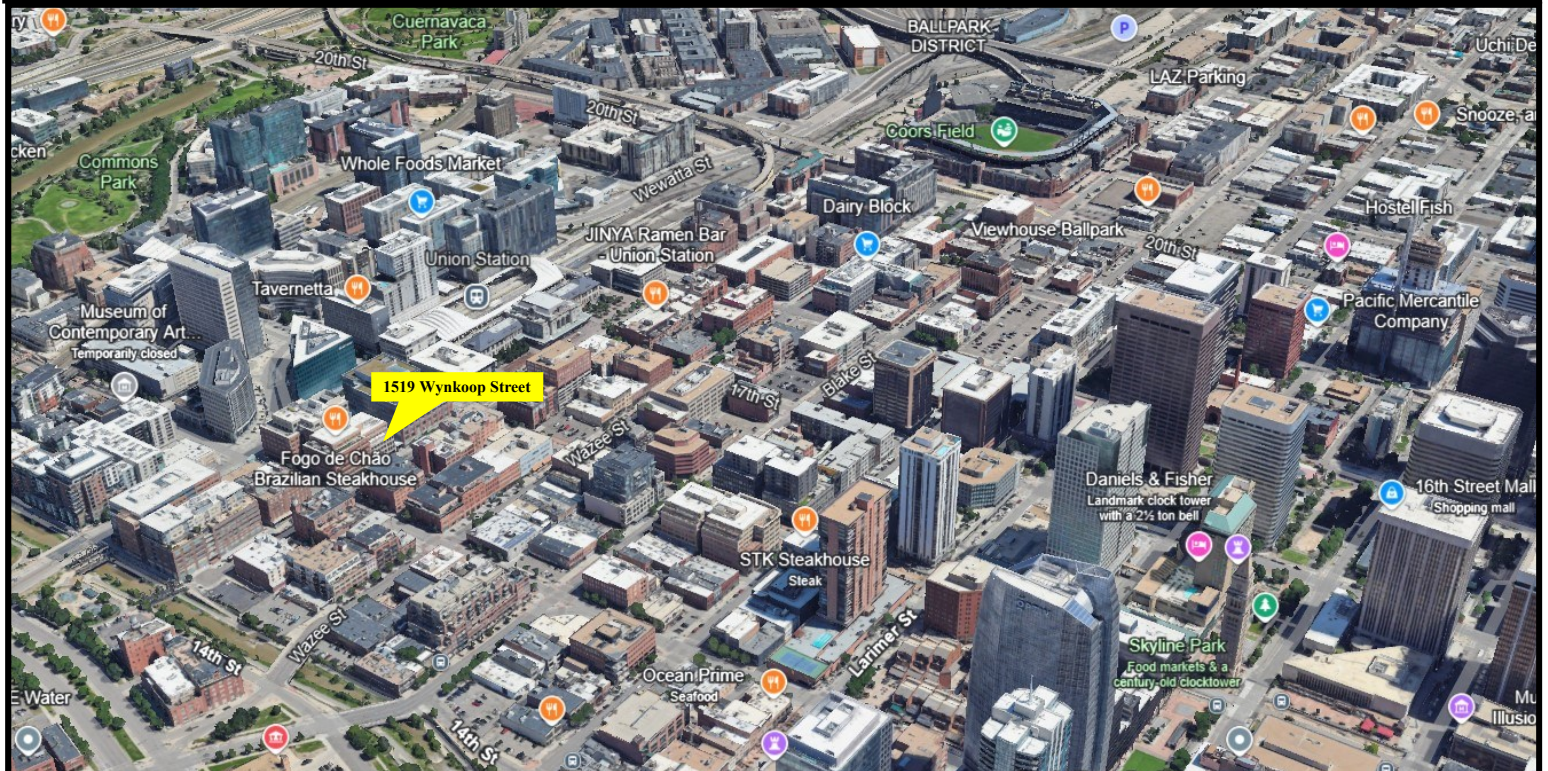
Unique opportunity to acquire a newly built-out bar and restaurant with patio and liquor license. Location makes this Denver restaurant and bar for sale unique as it borders on the 16th Street Mall, Denver Union Station and the heavy foot traffic of The Ballpark Neighborhood. Operating as full service, this brand-spanking new restaurant will easily convert to any fast casual or counter service concept. This accommodating bar (12 seats) and restaurant (36 seats) is designed to maximize seating and operate efficiently without the wasted space of old school Denver restaurants. With the Mall nearly complete and baseball season a few months away and not to mention the increase in at office employees, this is a great time to take advantage of a great location and expand your current restaurant concept or be one of Denver's best new concepts. With a 12' hood, grease trap and an efficient kitchen you can't miss this opportunity.

## Contact:

Mark Valente  
Associate Broker  
303.220.7919 ext. 109  
mv@sanbornandcompany.com

[SanbornAndCompany.com](http://SanbornAndCompany.com)

2191 S. Platte River Dr.  
Denver, CO 80223  
303-220-7919 (P)  
303-220-8191 (F)



Demographics*	1 Mile	3 Miles	5 Miles
Population	41,197	237,960	462,311
Average HH Income	\$124,026	\$112,264	\$111,389
Business Employment	94,969		

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