

WILD GOOSE SALOON

11160 S PIKES PEAK DR, PARKER, CO 80138 - TURNKEY RESTAURANT

NEW PRICE



FOR SALE

TABLE OF CONTENTS



Property Overview



Executive Summary



Investment Highlights



Area & Market Overview



WILD GOOSE SALOON

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PROPERTY OVERVIEW

For Sale	
Pricing	\$4,750,000
Building Square Footage	6,736 SF
Patio SF	6,103 SF
Condition	Excellent
Year Built	2021
Parcel Size	1.48 AC
Zoning	Mixed-Use Community (M-UC)
2025 Est. Taxes	\$51,864.34
Parcel No.	2233-224-16-012
Parking on Premises	67 Parking Spots + 3 ADA Parking Spots
Parking on Street	33 Parking Spots on Pikes Peak Dr



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EXECUTIVE SUMMARY

Nestled just southeast of Denver, Parker has evolved from a small historic town into one of Colorado's most desirable and fastest-growing suburban communities. With strong household incomes, steady residential growth, and a vibrant community culture, Parker presents a compelling opportunity for restaurant investment and long-term success. Parker is known for its affluent, family-oriented population with household incomes well above national averages. Residents prioritize lifestyle, dining, and entertainment, creating consistent demand for high-quality food and beverage establishments.

The community includes a mix of young families, professionals, and established homeowners — a broad and stable customer base that supports both casual and upscale dining concepts. Ongoing residential development and master-planned communities continue to bring new residents into the market. Retail centers, medical offices, and entertainment venues are expanding alongside housing growth, increasing daily traffic and creating complementary business synergy for restaurants.



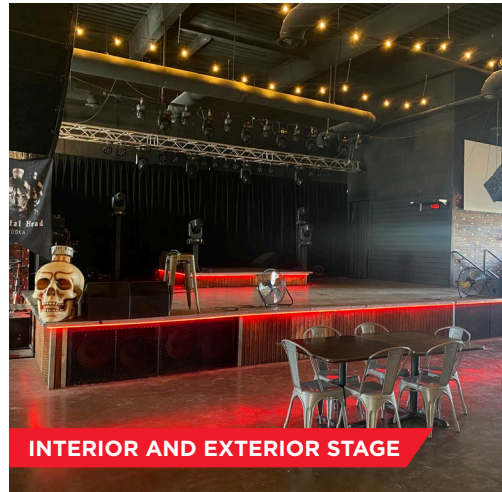
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BUILDING ATTRIBUTES



INDOOR OUTDOOR COVERED PATIO



INTERIOR AND EXTERIOR STAGE



PATIO



BAR/SEATING AREA



DJ BOOTH

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PROPERTY FEATURES



Indoor Stage



All FF&E comes with sale (no tables, chairs, glassware)



Two 11ft hoods with full Ansul systems



3 fryers



Flat top 4 ft



6 burner stove top



Freezer 5 ft 9 by 8ft 9



Fridge 11 ft 10 by 9



Water heater 100 gallon



Beer cooler 24 taps 9ft 10 by 12ft 4



600 amps 3 phase



Complete sound controls for concert booth



Full fledge concert venue speaker system



Two Server stations and one acts as a secondary bar



3 fire pits outside



Outdoor stage



Possible second story can be placed outdoors for patio addition



Indoor outdoor covered patio



750 seats - 300 outside - 450 inside



5 projectors



Artist lounge



Ticket booth at front



55 ft of bar - main bar



Upper walls lined with acoustic baffling

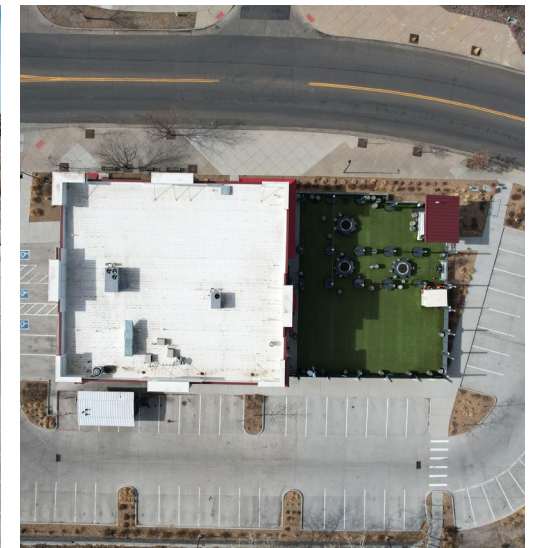


Liquor license available

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PROPERTY PHOTOS

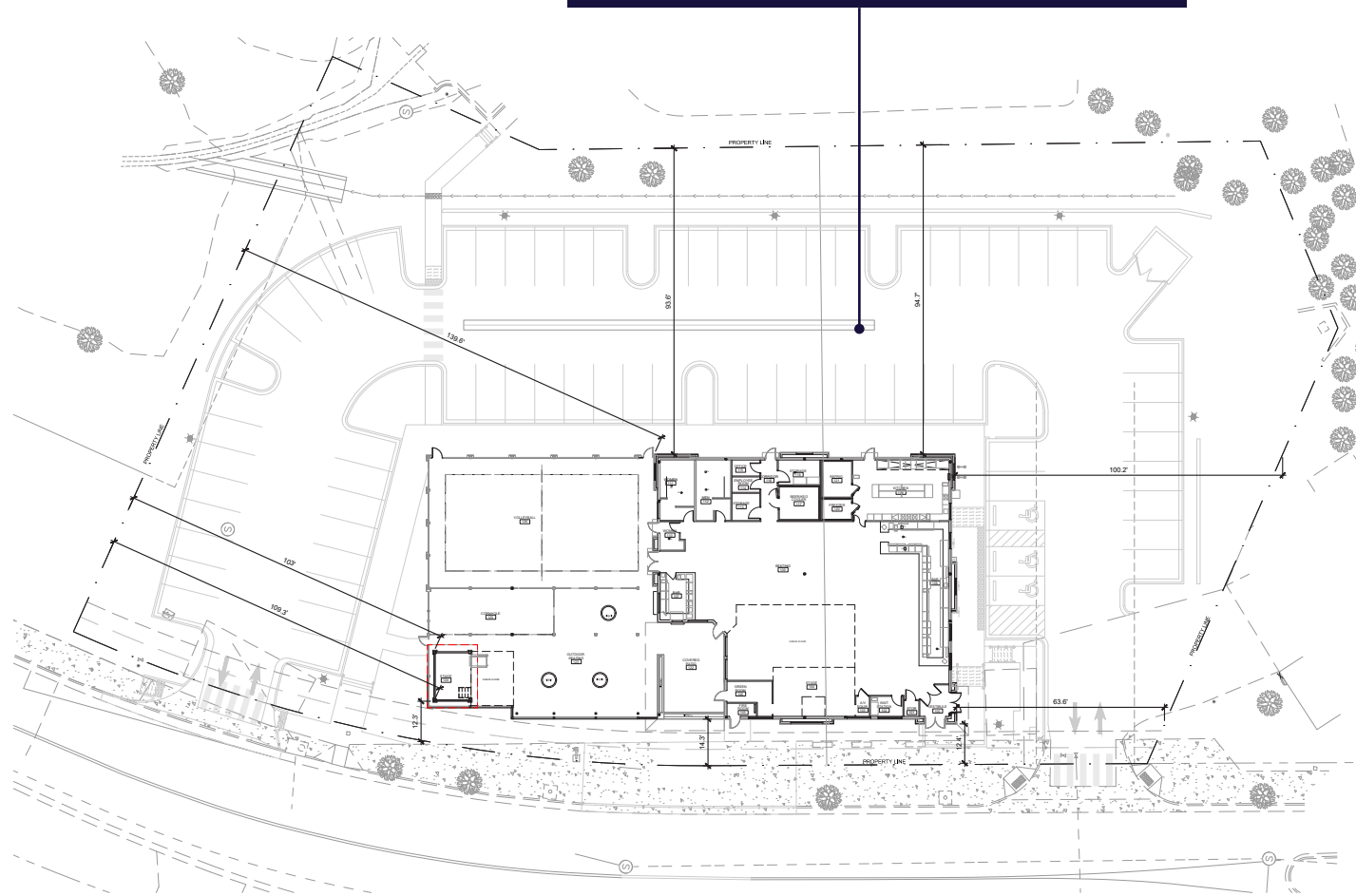


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SITE PLAN

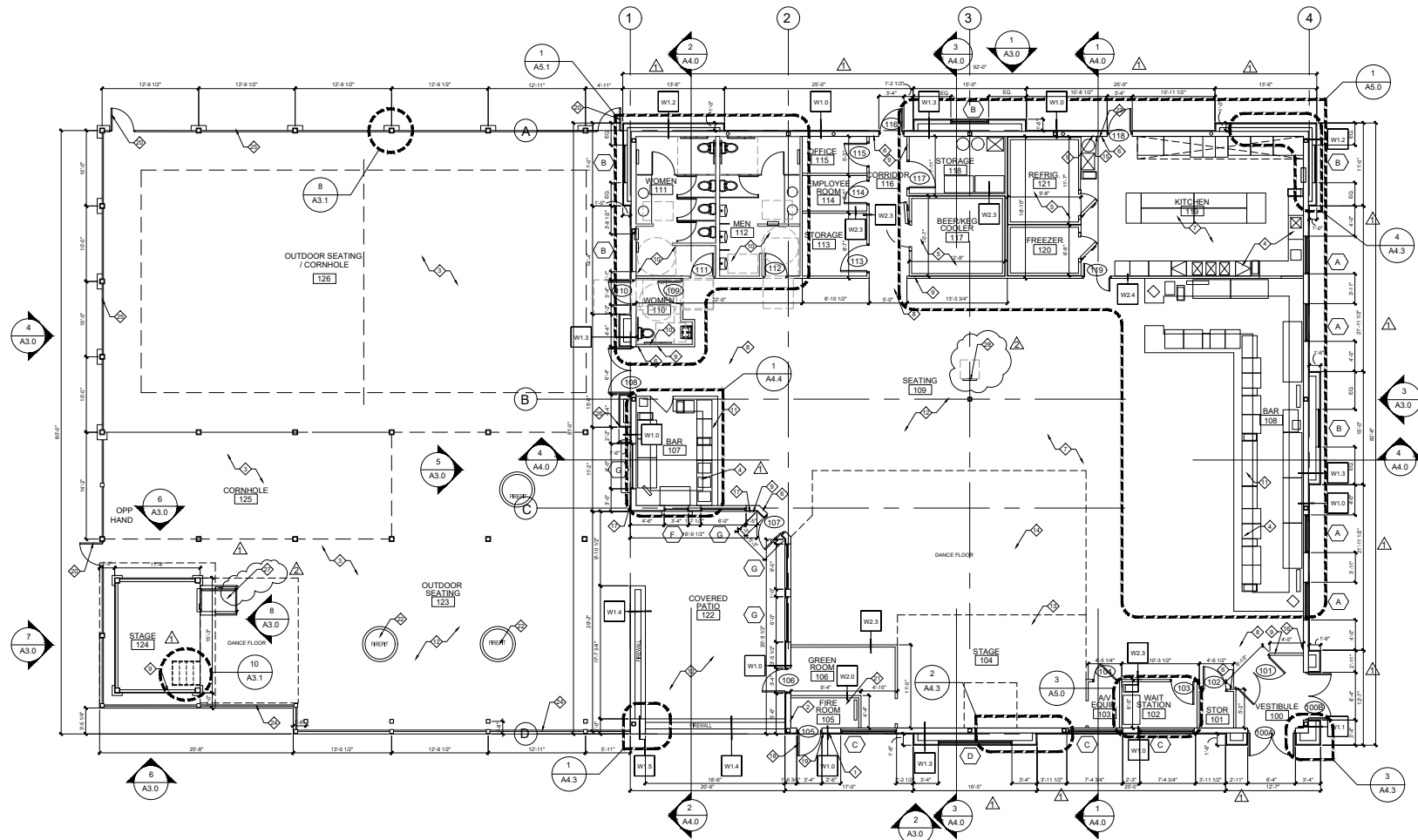
67 Parking Spaces on the Property
with 3 ADA Stalls



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SPACE PLAN



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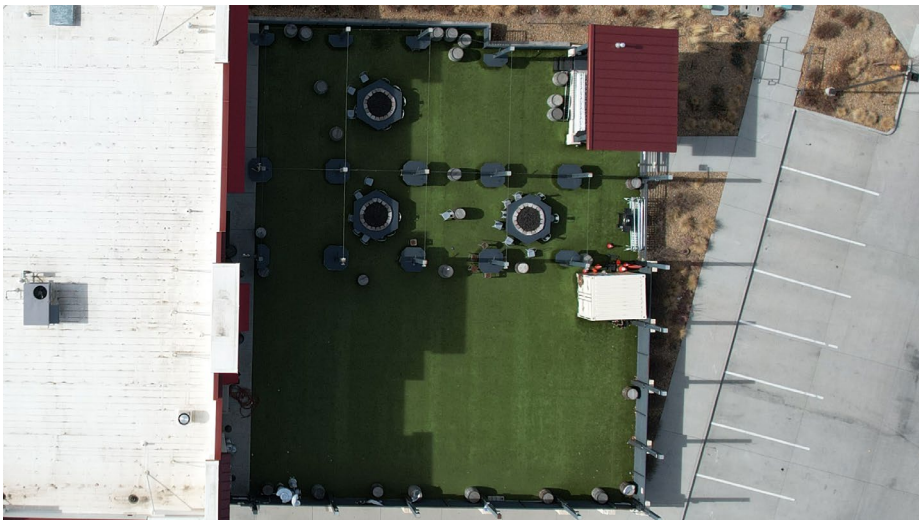
DINING ROOM & STAGE



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OUTSIDE GARDEN AREA



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TRADE AERIAL



22,590 VPD



55,570 VPD

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**FUTURE RETAIL
ANCHORED CENTER**



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PARKER COLORADO

DESCRIPTION

- Located just 20 miles southeast of downtown Denver, Parker is one of the Denver metro area's fastest-growing and most desirable communities. Known for its strong household incomes, family-friendly neighborhoods, and vibrant small-town atmosphere, Parker offers an ideal setting for entertainment and hospitality concepts.
- The town features a charming and highly active downtown district, anchored by O'Brien Park and the Parker Arts, Culture & Events (PACE) Center, which draw consistent foot traffic year-round through community events, concerts, and festivals. With continued residential growth and a supportive local business environment, Parker presents a prime opportunity for a music venue or bar to thrive in an affluent and expanding market.



DEMOGRAPHICS

DEMOGRAPHICS OVERVIEW

1-MILE RADIUS

Population	10,291
Households	4,138
Median Age	36.40
Median Household Income	\$85,410
Daytime Employees	8,040
Population Growth (2024-2029)	13.05%
Household Growth (2024-2029)	13.05%

3-MILES RADIUS

Population	69,737
Households	24,326
Median Age	38.20
Median Household Income	\$128,098
Daytime Employees	24,197
Population Growth (2024-2029)	13.43%
Household Growth (2024-2029)	13.62%

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