

4955

S. ULSTER ST.
DENVER, CO 80237

\$30.00/SF NNN

FOR LEASE:

**Prime Turnkey Restaurant Opportunity
in the Heart of DTC**

**±2,451 SF Space | Former QDOBA |
Available Now**

Position your brand in one of Denver's most active retail and business corridors. This restaurant suite at Ulster Terrace offers unmatched exposure, co-tenancy, and foot traffic within the thriving Denver Tech Center (DTC). The fully built-out, second-generation restaurant space allows a seamless transition for fast-casual, café, or specialty food operators.



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PROPERTY HIGHLIGHTS

- **Status:** Turnkey Restaurant Space (Former QDOBA)
- **Co-Tenants:** Panera Bread, Darcy's Pub, Thai Arun Café, Pearl Nail Bar
- **Infrastructure:** Existing kitchen, hoods, grease trap
- **Visibility:** Excellent street frontage on S Ulster with monument signage
- **Access:** Convenient to I-25, I-225, E. Belview Ave, and Belview Station
- **Parking:** 5.38/1,000 SF ratio with ample surface lot

PROPERTY FACTS

Availability	2,541 SF
Lease Rate	\$30.00/SF NNN
Year Built	2001
Parking Ratio	5.38/1,000 SF
Lease Rate	Negotiable
2025 Est. NNN's	\$19.28/SF
TI Allowance	Negotiable

IDEAL FOR:

- Rotisserie or Flame-Grilled Chicken Concepts
- Mediterranean Bowls & Grill
- Indian-Inspired Curry or Tandoori Kitchen
- South American Empanadas & Arepas
- Middle Eastern Wrap & Rice Bowl Kitchen
- Health-Focused Grain Bowl Café
- Fresh Seafood Grill or Poke Kitchen
- Vegan and Plant-Based Specialty Café
- Latin Street Food or Modern Taco Kitchen
- Smoothie and Juice Bar
- Comfort Food Kitchen
- Signature Flatbread and Artisan Pizza Concepts

WHY ULSTER TERRACE?

This is more than just a retail strip—it's a community anchor for professionals, commuters, and residents in one of Denver's most established trade areas. Located just off E. Union Ave and S. Ulster St, the property benefits from strong weekday lunch traffic and affluent nearby neighborhoods.

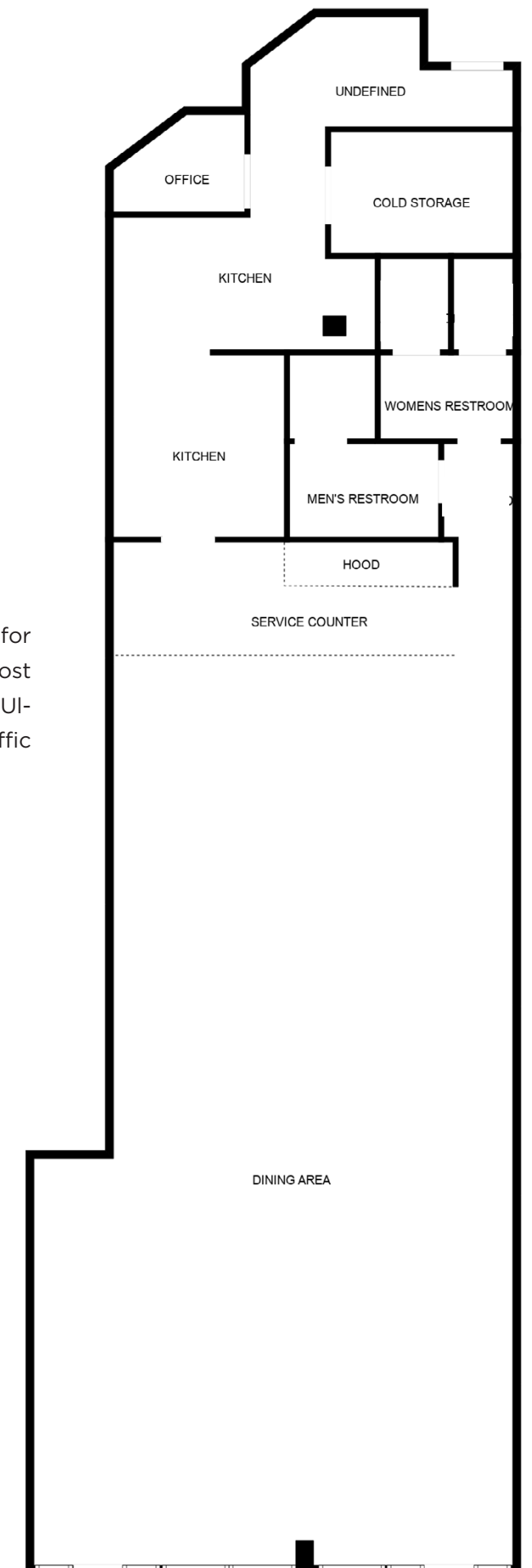
Dense employment base:

- 308,000 daytime workers in 5-mile radius
- 307,000 residential population in a 5-mile radius

High-income households:

- Average household income of \$124,717
- Surrounded by 34 million square feet of High Rise Offices, Retail, MOB, Hotel and Flex/Industrial properties within a 3-mile radius. Various luxury apartments, and high-end residential in the surrounding neighborhoods.
- Walkable to Belview Light Rail Station (RTD)
- Area amenities include Fiddler's Green Amphitheatre and Topgolf

CONTACT US FOR A TOUR





LOCATION MAP & LANDMARKS

Bellevue Station (RTD Light Rail Hub)

Direct commuter access to downtown, DIA, and Lone Tree via E, F, and R lines.

Fiddler's Green Amphitheatre

Premier 18,000-seat outdoor venue with year-round concerts and regional draw.

Denver Marriott Tech Center

Prominent full-service hotel for business travelers, meetings, and events.

The Cable Center (University of Denver)

Innovation and media hub hosting corporate and tech events.

Home to major employers including:

Oracle, Zoom, Fidelity, and Jacobs.

DENVER TECH CENTER (DTC)

Known for its sleek skyline, upscale amenities, and concentration of Fortune 500 companies, DTC is a magnet for professionals in technology, finance, healthcare, and telecommunications. With easy access to I-25 and RTD light rail, it's not just a place to work—it's a dynamic community that blends commerce with comfort, offering everything from fine dining and shopping to parks and luxury living.

Daytime Population for DTC (Denver Tech Center)

Approximately 40,000 workers commute daily into the core DTC area, generating high daytime traffic for retail and dining businesses.

Expanding the scope - the South I-25 corridor (which includes DTC and surrounding submarkets) houses nearly 153,000 employees in a 3-mile radius as of 2024.

Implications for Ulster Terrace

The 153,000 daily DTC workers represent a strong base of lunchtime, catering patrons and dinner crowds right in your backyard.

With a regional employment pool across South I-25, there's significant potential to draw new employees to the area.