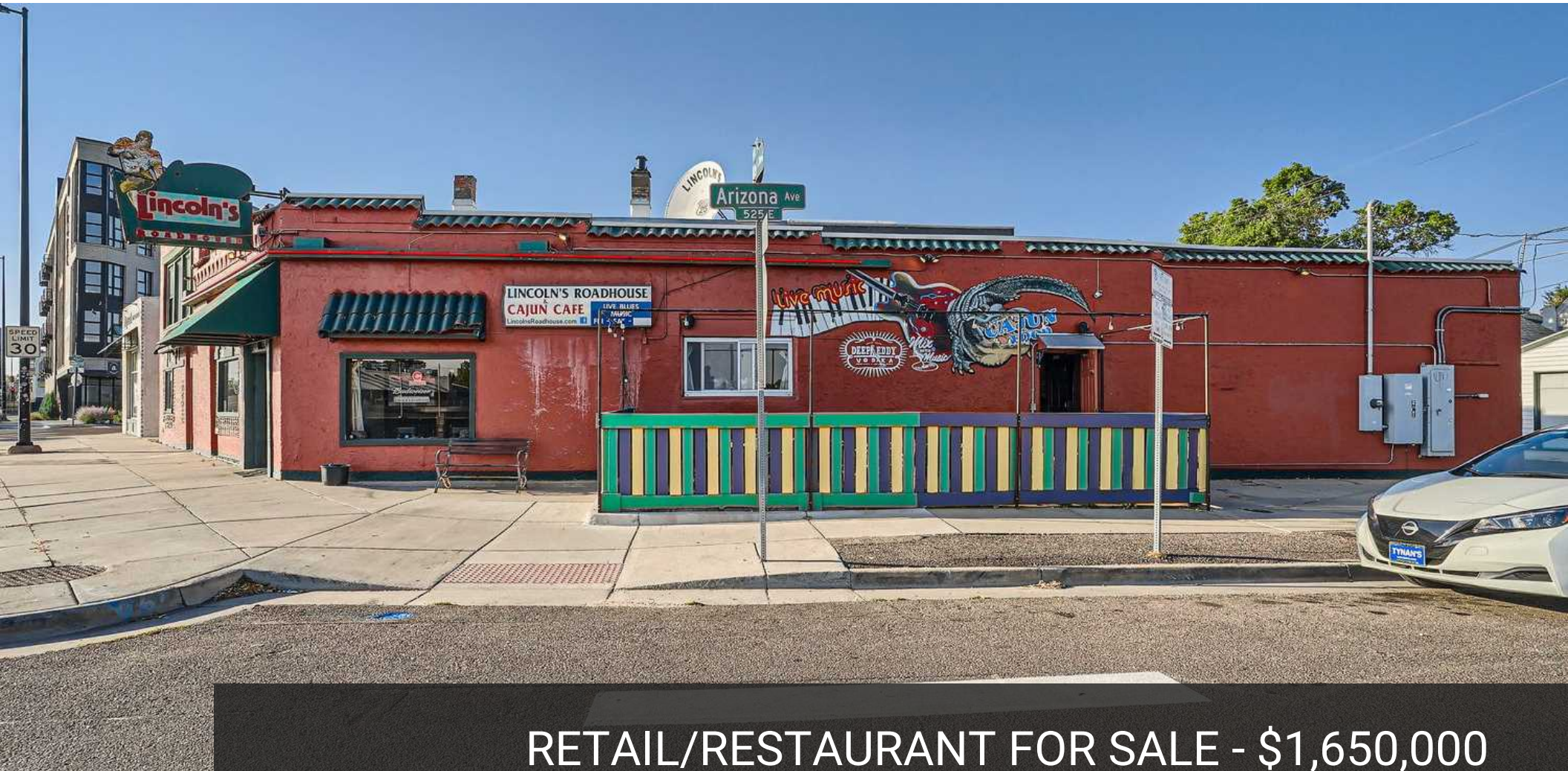


RETAIL / RESTAURANT FOR SALE

LINCOLN'S ROADHOUSE

1201 SOUTH PEARL STREET, DENVER, CO 80210



RETAIL/RESTAURANT FOR SALE - \$1,650,000

PRESENTED BY:

ERIC NESBITT

President/CEO

office: (303) 346-4869

cell: (303) 346-4869

eric@nesbittcommercial.com

IA40026135, Colorado



The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

PROPERTY SUMMARY

Lincoln's Roadhouse

1201 South Pearl Street | Denver, CO 80210



Property Summary

Price:	\$1,650,000
Building SF:	5,170
Price / SF:	\$319.14
Occupancy:	Owner/User
Available SF:	5,170
Lot Size:	0.08 Acres
Frontage:	Buchtel Blvd. S
Signage:	On building
Parking:	Off street
Year Built:	1911
Zoning:	U-MS-3
Taxes:	\$21,021.96 (2024)

Please do not disturb current operator

Property Overview

Currently operating as a vibrant restaurant and blues nightclub, this unique property offers a dynamic opportunity for transformation into an upscale dining establishment or a similar venture. The main level features a well-maintained restaurant space with a built-in stage, creating a lively atmosphere for entertainment. The second floor features ~981 Sq. Ft. that can serve as an office or private quarters, offering flexibility for potential owners or operators.

FF&E is negotiable (with an exclusion list for select items), offering a turnkey opportunity for those looking to maintain or elevate the current concept. With its versatile layout and prime location, this property is perfectly suited for a refined dining experience or other hospitality uses.

Location Overview

Nestled in the vibrant Platt Park and Pearl St. neighborhood, this prime restaurant location boasts excellent visibility with prominent street frontage along Buchtel Blvd. S. Its close proximity to I-25 allows easy access for customers from all parts of Denver and the surrounding suburbs.

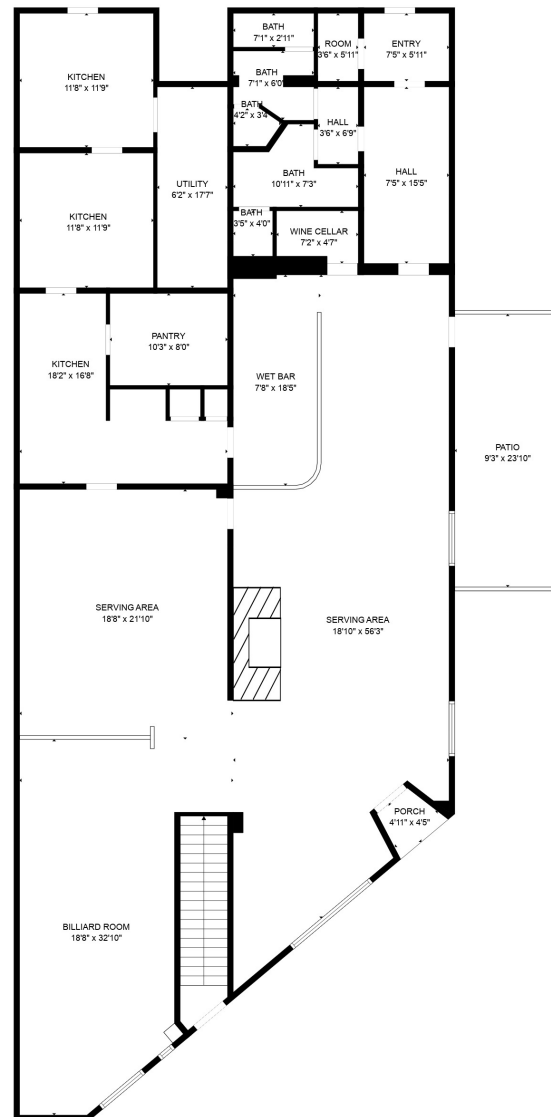
The expansive frontage offers excellent signage opportunities, maximizing exposure to passersby. Ample street parking is available along S. Pearl Street and in nearby residential areas, with additional public parking lots located within walking distance. This high-traffic area is known for its mix of local businesses, restaurants, and the popular Pearl Street Farmers Market, making it a prime destination for both locals and visitors.

PROPERTY PHOTOS

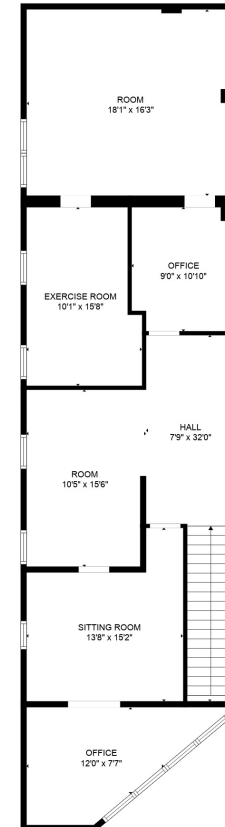
Lincoln's Roadhouse

1201 South Pearl Street | Denver, CO 80210





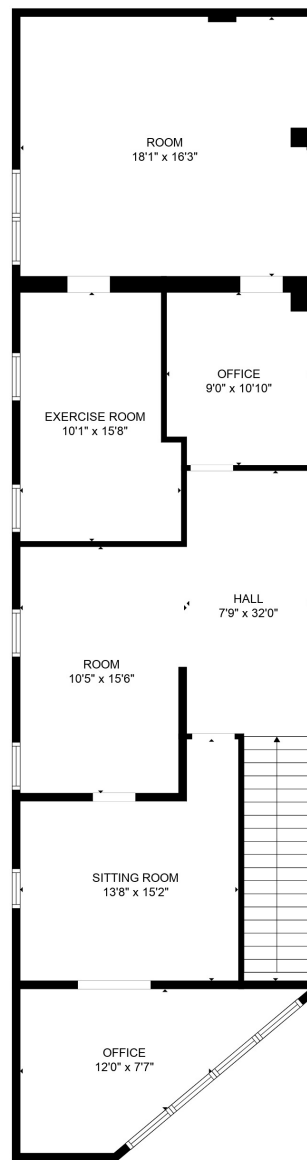
FLOOR 1



FLOOR 2

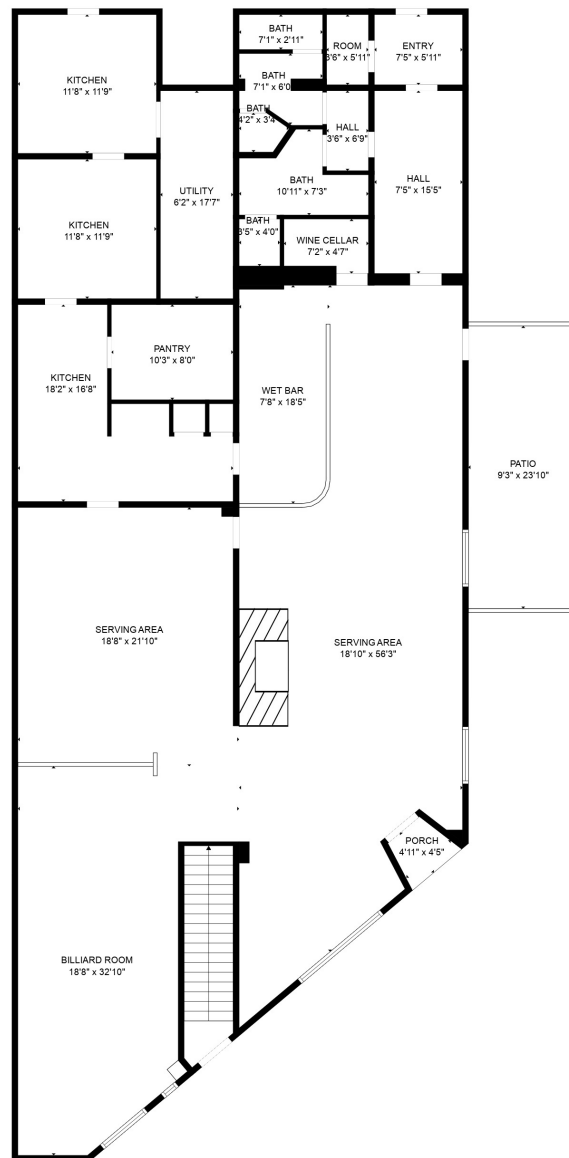
Total scanned area: 4838 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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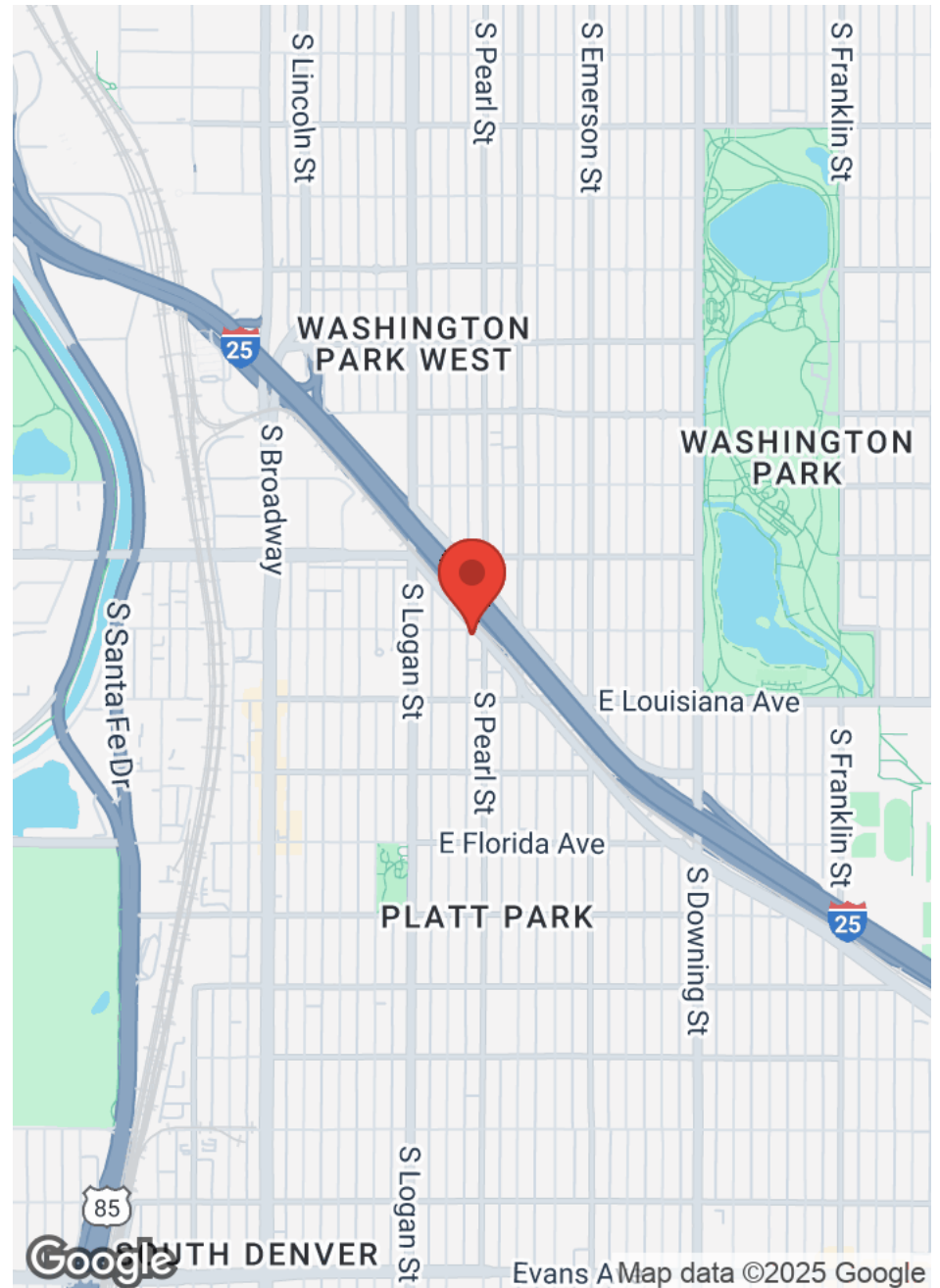
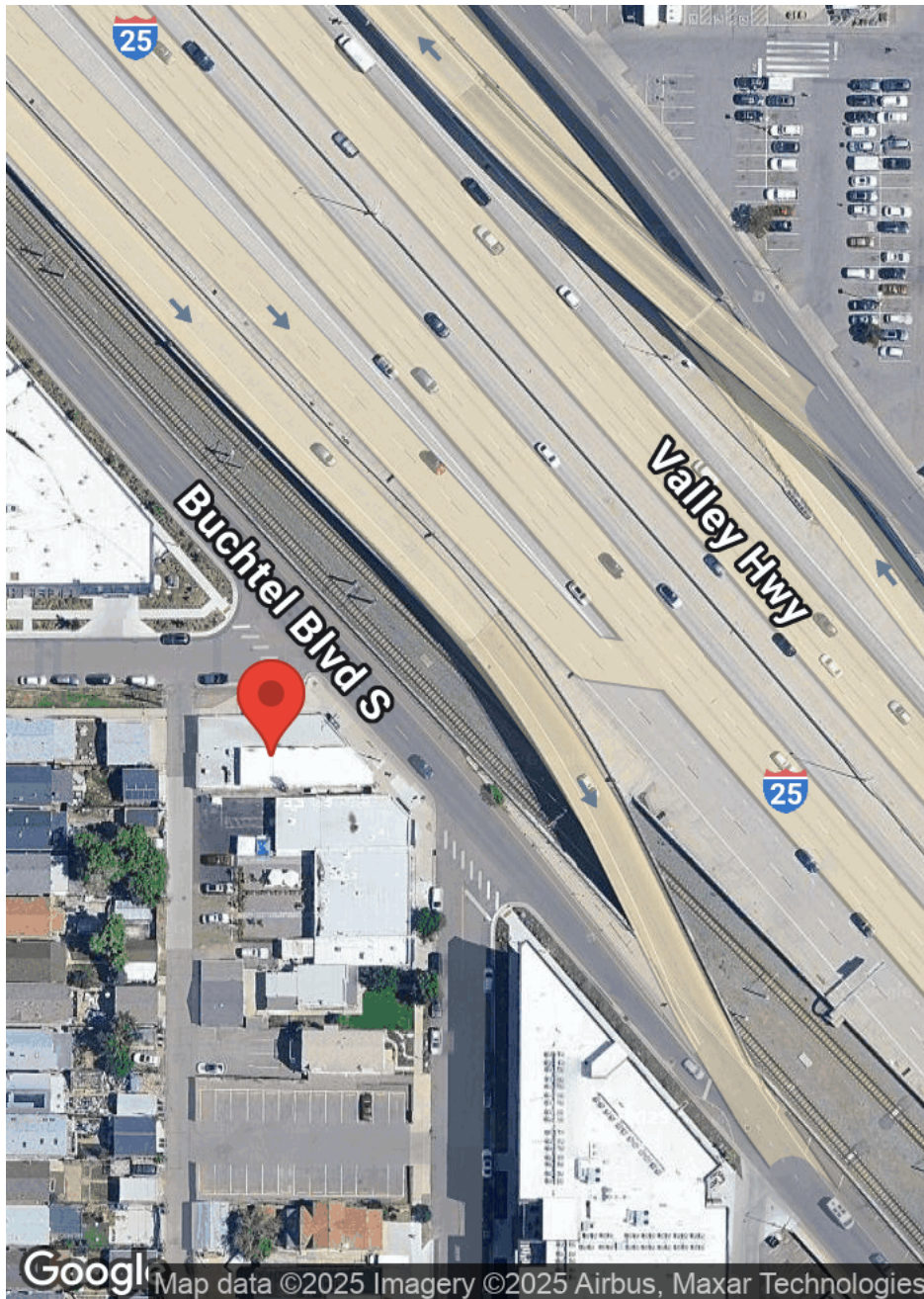
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LOCATION MAPS

Lincoln's Roadhouse

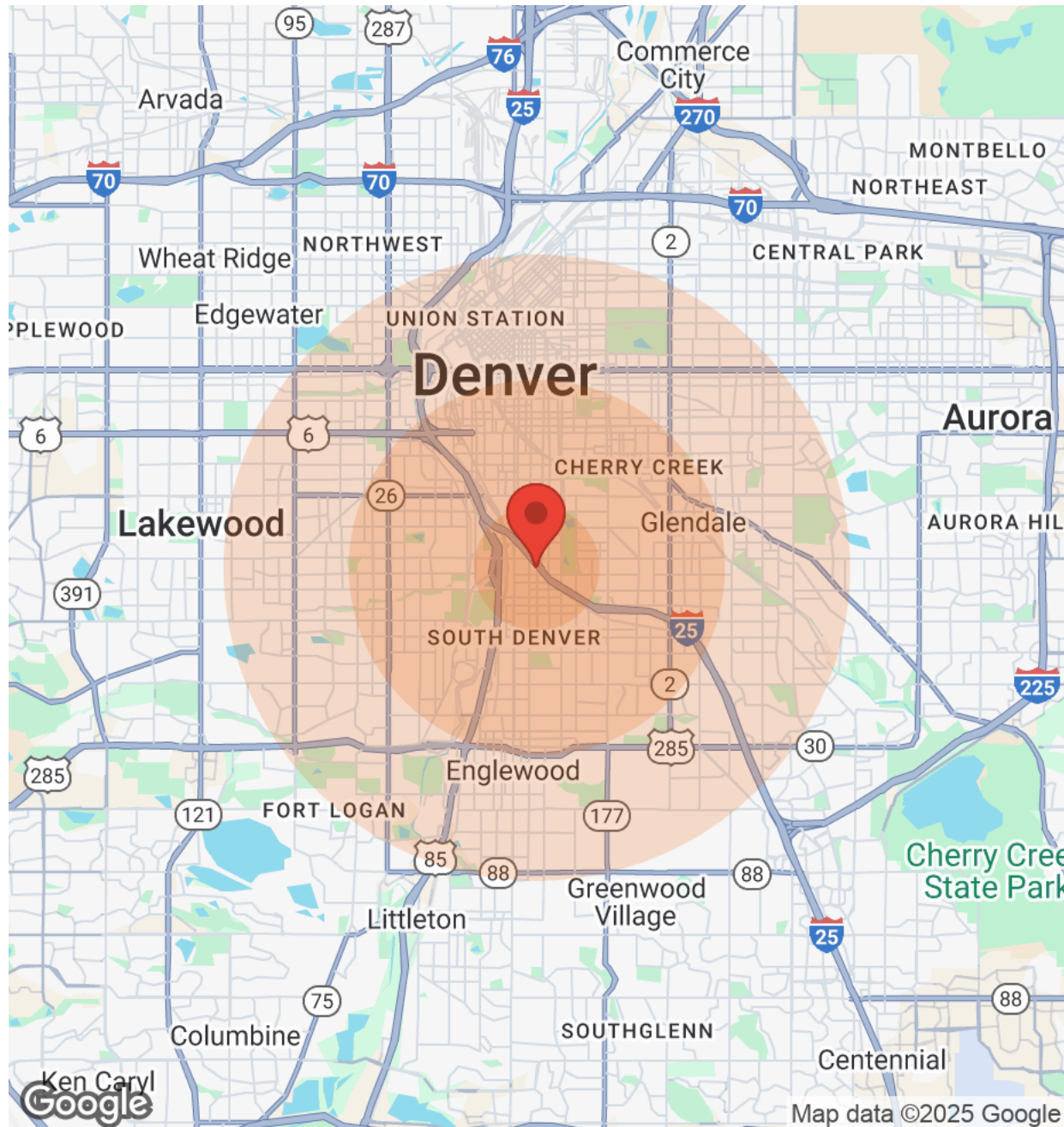
1201 South Pearl Street | Denver, CO 80210



DEMOGRAPHICS

Lincoln's Roadhouse

1201 South Pearl Street | Denver, CO 80210



Population	1 Mile	3 Miles	5 Miles
Male	7,966	96,415	246,466
Female	8,048	93,114	240,763
Total Population	16,014	189,529	487,229

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,321	33,099	89,905
Ages 15-24	1,150	16,825	47,870
Ages 25-54	7,776	87,496	213,492
Ages 55-64	2,555	24,327	61,397
Ages 65+	2,212	27,782	74,565

Race	1 Mile	3 Miles	5 Miles
White	15,773	155,027	379,053
Black	30	3,527	22,582
Am In/AK Nat	1	754	2,202
Hawaiian	N/A	2	22
Hispanic	400	54,638	149,476
Multi-Racial	338	51,726	146,660

Income	1 Mile	3 Miles	5 Miles
Median	\$75,080	\$46,560	\$46,973
< \$15,000	586	14,879	37,995
\$15,000-\$24,999	429	11,124	26,069
\$25,000-\$34,999	826	9,946	24,793
\$35,000-\$49,999	892	12,791	31,957
\$50,000-\$74,999	1,395	14,583	36,433
\$75,000-\$99,999	985	8,767	22,125
\$100,000-\$149,999	1,485	9,106	22,668
\$150,000-\$199,999	509	3,424	8,702
> \$200,000	840	6,180	12,737

Housing	1 Mile	3 Miles	5 Miles
Total Units	8,988	104,464	252,727
Occupied	8,473	96,036	232,600
Owner Occupied	5,457	42,973	109,952
Renter Occupied	3,016	53,063	122,648
Vacant	515	8,428	20,127

RECENT SALE COMPARABLES

Lincoln's Roadhouse

1201 South Pearl Street | Denver, CO 80210

S



Lincoln's Roadhouse

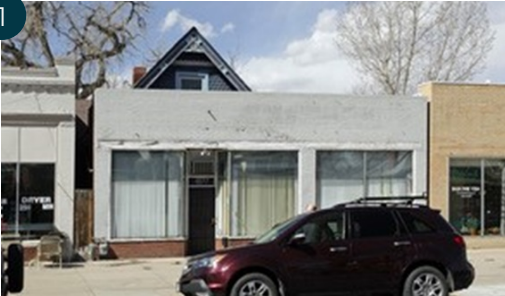
1201 South Pearl Street, Denver, CO 80210

Notes

Offered at \$328.82 per sq. ft.

Sale Price	\$1,650,000
Spaces	1
Acres	0.080
Year Built	1911

1



1077 S. Pearl Street, Denver, co 80209

Sale Price	\$550,000
Spaces	1
Rentable SF	1,673
Price/SF	\$328.75
Acres	0.110
Year Built	1900
Sale Date	9/3/2024

RECENT SALE COMPARABLES

Lincoln's Roadhouse

1201 South Pearl Street | Denver, CO 80210

2



1745-1753 South Broadway, Denver, CO 80210

Sale Price	\$2,205,500
Spaces	1
Rentable SF	6,915
Price/SF	\$318.94
Acres	0.430
Year Built	1930
Sale Date	1/12/2024

3



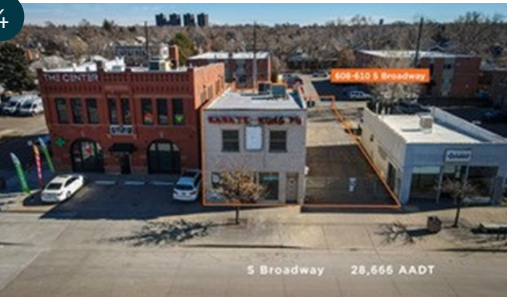
704 South Pearl Street, Denver, CO 80209

Sale Price	\$1,340,000
Spaces	1
Rentable SF	1,550
Price/SF	\$864.52
Acres	0.070
Year Built	1940
Sale Date	9/6/2024

RECENT SALE COMPARABLES

Lincoln's Roadhouse
1201 South Pearl Street | Denver, CO 80210

4



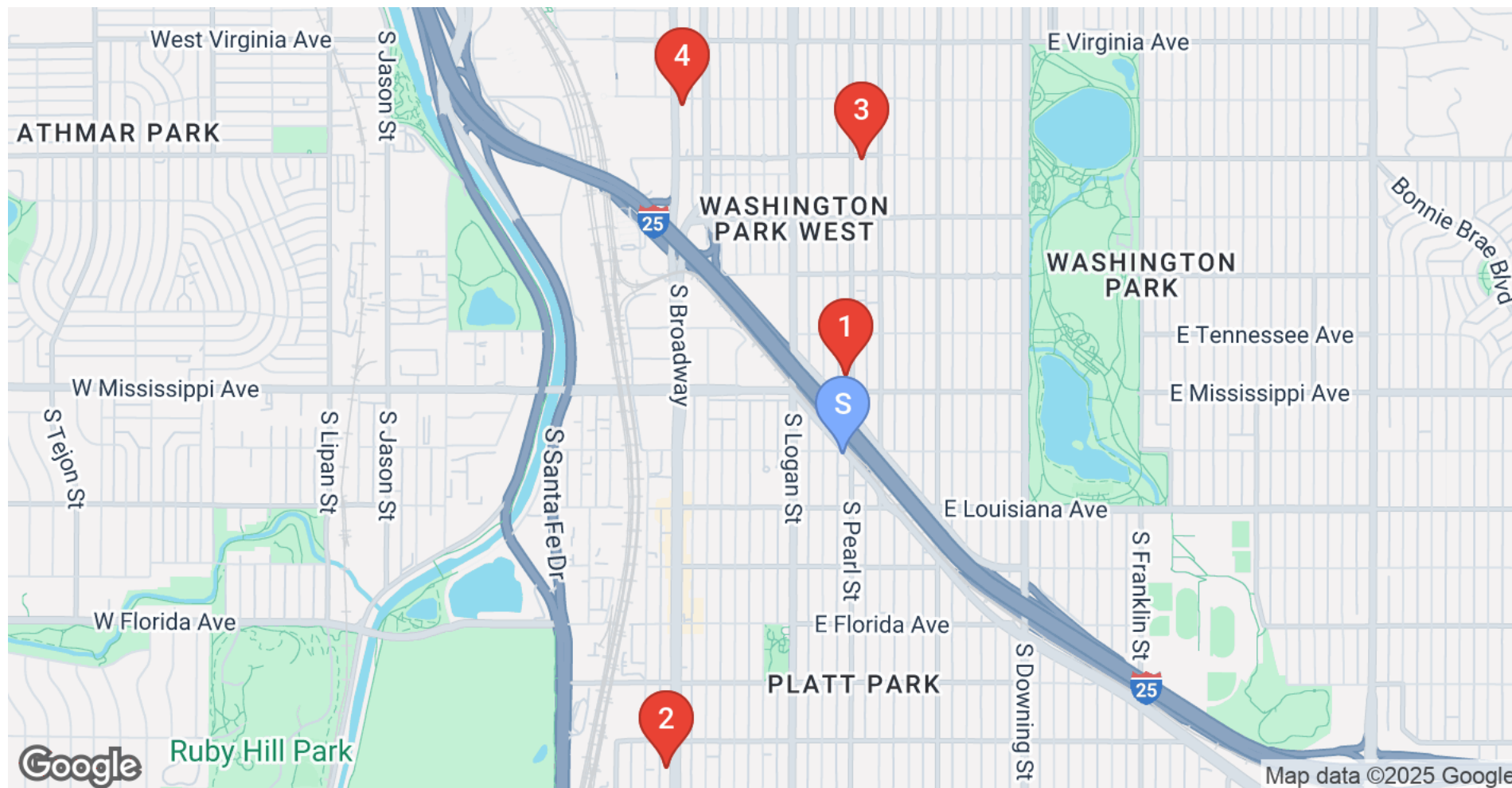
608-610 South Broadway, Denver, CO 80209

Sale Price	\$1,100,000
Spaces	1
Rentable SF	3,816
Price/SF	\$288.26
Acres	0.160
Year Built	1900
Sale Date	6/21/2024

RECENT SALE COMPARABLES

Lincoln's Roadhouse

1201 South Pearl Street | Denver, CO 80210



S Lincoln's Roadhouse
1201 South Pearl Street
Denver, CO, 80210
\$1,650,000

1 1077 S. Pearl Street
Denver, co, 80209
\$550,000

2 1745-1753 South Broadway
Denver, CO, 80210
\$2,205,500

3 704 South Pearl Street
Denver, CO, 80209
\$1,340,000

4 608-610 South Broadway
Denver, CO, 80209
\$1,100,000