

# Former Benny's Restaurant & Cantina

301 E 7TH AVENUE | DENVER, CO 80203



AVAILABLE FOR SALE OR LEASE



## PROPERTY HIGHLIGHTS

- Prime location in Capitol Hill, right next to Golden Triangle, one of the city's fastest growing urban neighborhoods
- Surrounded by new luxury apartments and condominiums, creating a strong and growing customer base
- Just three blocks from Speer Boulevard, Broadway, and 6th Avenue, providing seamless access to downtown, Cherry Creek, and I-25
- Directly across from Trader Joe's, a high-traffic neighborhood anchor driving consistent daily activity

## PROPERTY DETAILS

LOT SIZE 6,248 SF

BUILDING SIZE 5,281 SF

LEASE / SALE PRICE Contact broker

ZONING C-MX-8

CITY/COUNTY Denver/Denver

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BLUEWESTCAPITAL.COM

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DEMOGRAPHICS 2025	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	51,501	257,479	563,356
AVG HH INCOME	\$131,475	\$151,041	\$144,933
BUSINESSES	3,266	19,523	31,523
DAYTIME POPULATION (EMPLOYEES)	46,410	261,995	388,234

All information contained herein is from sources deemed reliable, but no warranty or representation is made as to its accuracy. Interested parties should independently verify all information, including but not limited to property details, zoning, availability, and statements of income and expenses, and should consult with their own advisors.

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