



FIVE POINTS

BUSINESS IMPROVEMENT DISTRICT

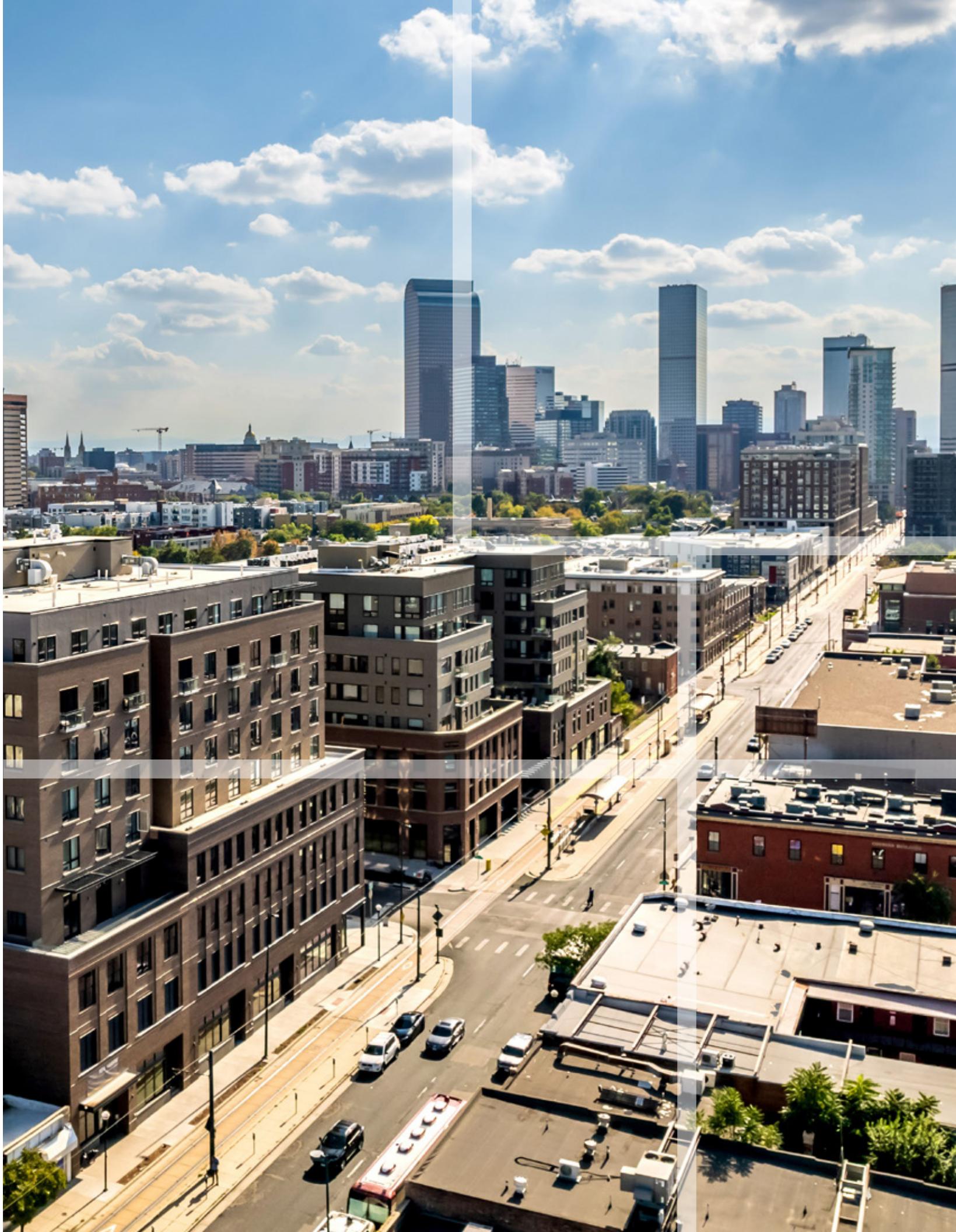


Welcome to **Five Points!**

Eat - Work - Drink - Explore

Located along the historic Welton Street Corridor, the businesses of Five Points offer a variety of dining, shopping, residential, and recreational experiences.

Five Points is your destination for exploring and supporting dozens of small businesses. Come to Five Points to enjoy our unique, independently-owned restaurants and bars, experiences you can only have in Five Points.

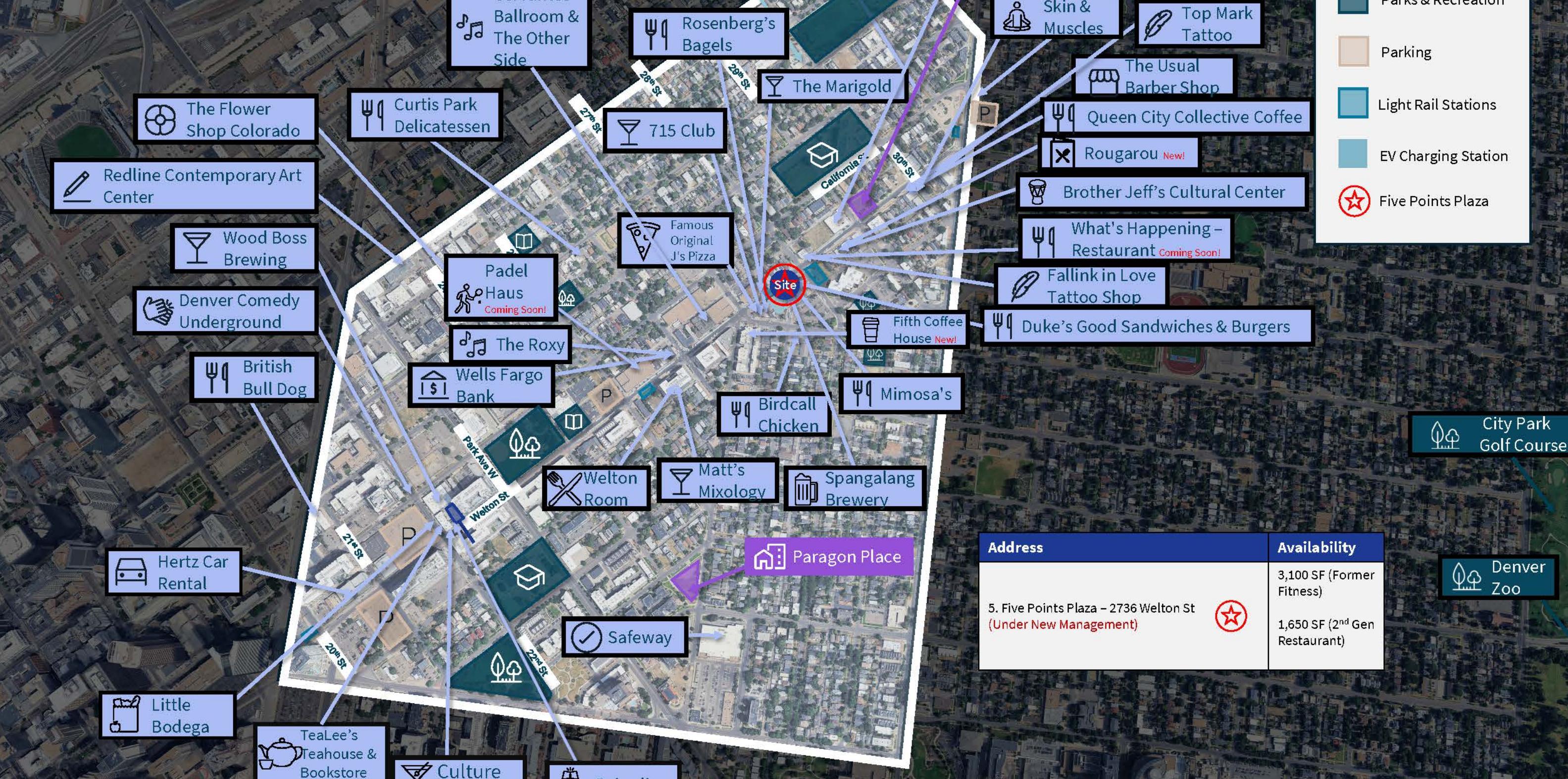




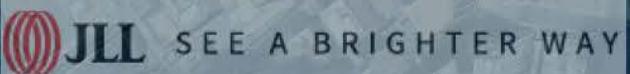
BUSINESS IMPROVEMENT DISTRICT

Welton Street Corridor

Denver, CO



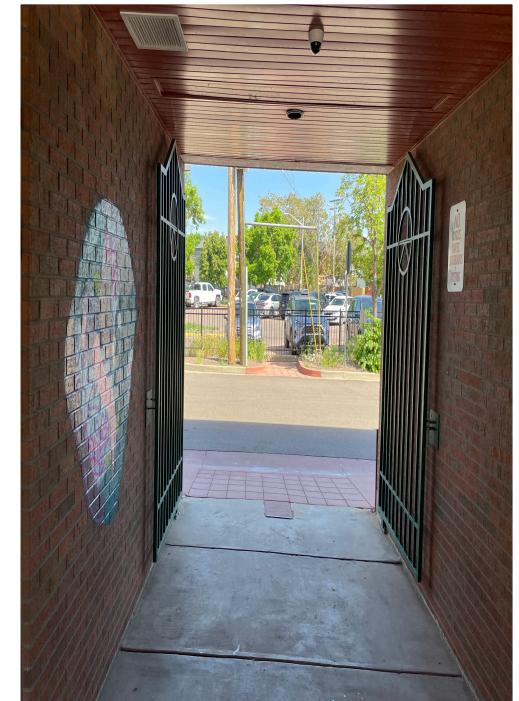
Address	Availability
5. Five Points Plaza – 2736 Welton St (Under New Management)	 3,100 SF (Former Fitness) 1,650 SF (2 nd Gen Restaurant)



Property Highlights

- Located on the Welton Street Corridor
- Direct access to 27th & Welton RTD Light Rail Station
- Tenant improvement dollars available
- Five Points community events bring crowds from all over Denver including Jazz Roots & Juneteenth
- Join nearby retailers such as Cervantes Ballroom, The Roxy, Rosenberg's Bagels, Birdcall Chicken, and more!
- Under New Management! Fresh Vision & Energy!

- **Unit #1 - Former Welton Street Café - 1,650 SF**
 - 1.25" water supply line
 - 2" gas supply
 - Electrical panel rated to 225 amps
 - Sewer line pipe from café to street is 4"
 - Two water heaters (75 gal + 19.9 gal)
 - Existing hood system (so ventilation / exhaust is in place)
- **Unit #2 - Above the Welton Café - 1,500 +/- SF**
 - Tenant can build it to their vision
 - Good visibility from the street or plaza
 - Close Proximity to the café and foot traffic
 - Basic infrastructure is in place
- **Unit #3 - Former Yoga Studio - 3,100 SF**
 - This space has a strong value proposition for wellness, fitness, community, or adaptive use. Key features :
 - Two large "fitness rooms" (ideal for classes / multipurpose)
 - Finished main lobby (already welcoming)
 - Two showers (critical for fitness / wellness users)
 - Two offices — one with its own separate entrance (good for administrative / private functions)
 - Good ceiling heights, open floor plan potential



Details

Property	Five Points Plaza
Address	2736 Welton Street Denver, CO
Availability	1,650 SF 2nd Generation Restaurant 3,100 SF former fitness Space 1,500 SF Retail/Office (2nd Floor Street Facing)





Denver, **Colorado**

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