

# 2100 Curtis Street

Denver, CO 80205

FOR SALE OR LEASE



## Property Overview

### FOR LEASE: ~3,200 SF TURNKEY BAR & RESTAURANT

- Outdoor Patio** – Built-in seating enhances the guest experience.
- Fully Equipped** – Includes two walk-in coolers, a hood, grease trap, and other FF&E.
- Liquor License Available** – Ready for the next operator.

### FOR SALE: 7,816 SF MIXED-USE BUILDING

- User Opportunity** – Turnkey bar and restaurant with additional space for expansion.
- Investor Opportunity** – Second-generation restaurant and small retail bays align with current market demand, while the second-story space offers a value-add opportunity.
- Stable Cash Flow** – In-place, short-term income provides financial stability while a new owner executes their vision. Rent roll available upon request.
- Covered Land Play** – Generous 20+ story zoning for future redevelopment

**SALE PRICE : \$1,575,000**  
**LEASE RATE : \$6,000/month/MG**

## Property Facts

Lease Availability	~3,200 SF
Building Size	7,816 SF
Land Size	6,288 SF
Zoning	D-AS-20+
Taxes	\$26,124 (\$3.34/SF)

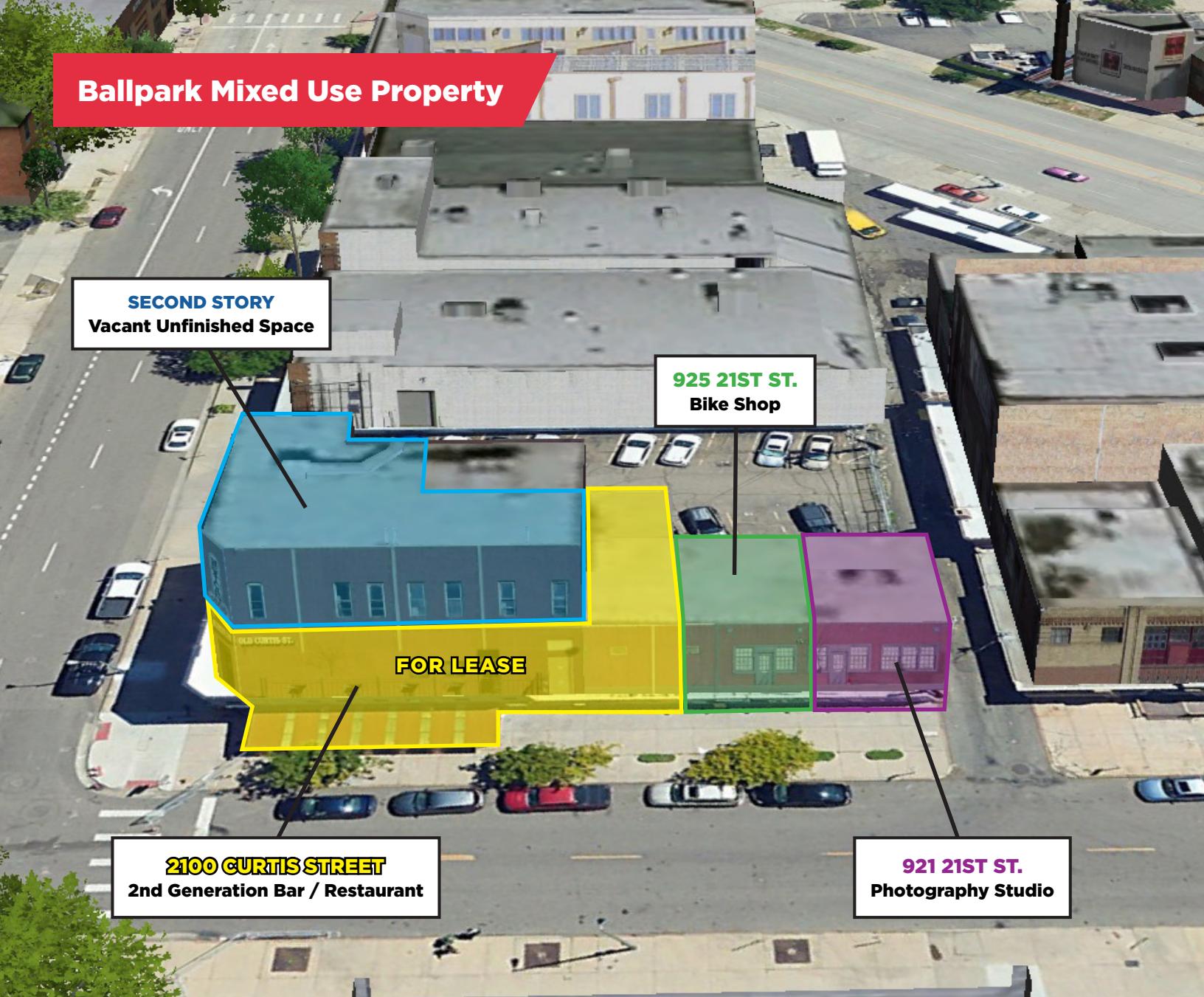
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# Ballpark Mixed Use Property



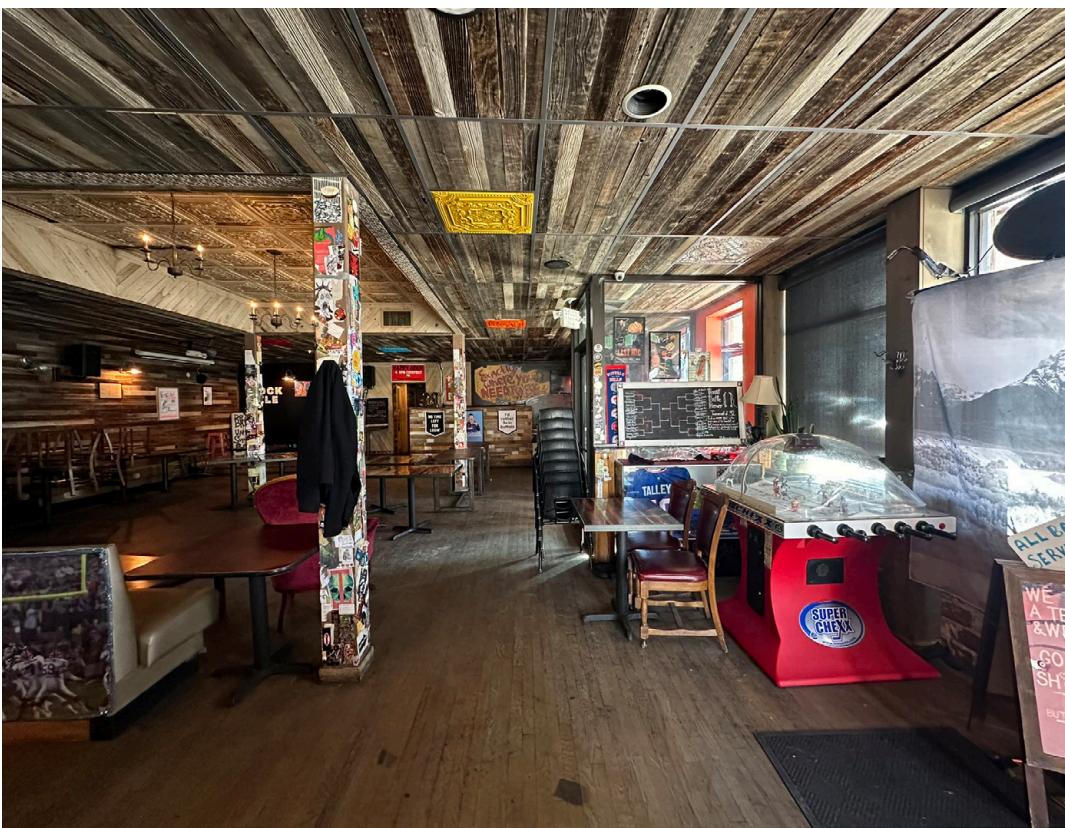
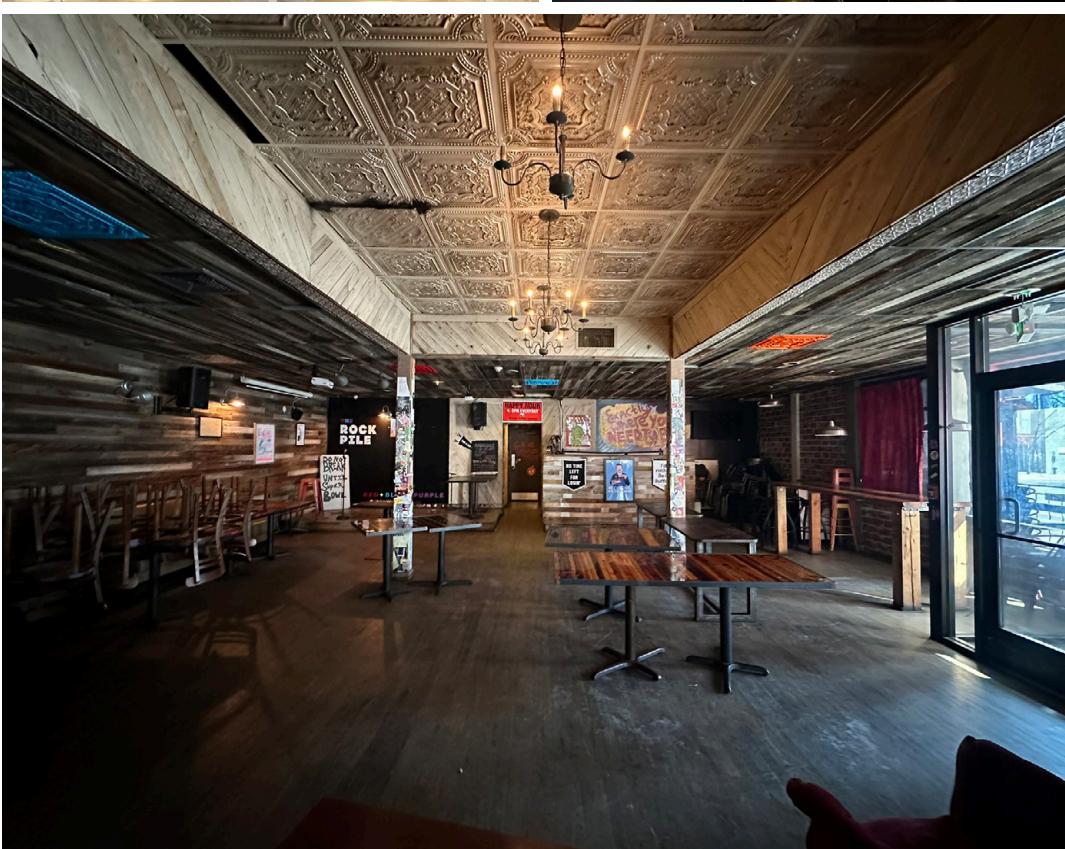
## Property Highlights

- Prime Downtown Location** - Situated in Denver's Ballpark District, with easy access to RiNo, Five Points, and LoDo.
- High Foot Traffic & Visibility** - Corner property with excellent signage potential, surrounded by residential, office, and entertainment hubs.
- Transit & Accessibility** - Steps from Coors Field, Union Station, and multiple public transit options, ensuring strong customer and tenant demand.
- Strong Demographics & Consumer Base** - Surrounded by a growing population of professionals, residents, and visitors, driving consistent demand.
- Thriving Growth Corridor** - Positioned in a rapidly developing area with strong market fundamentals, benefiting from Denver's continued urban expansion.

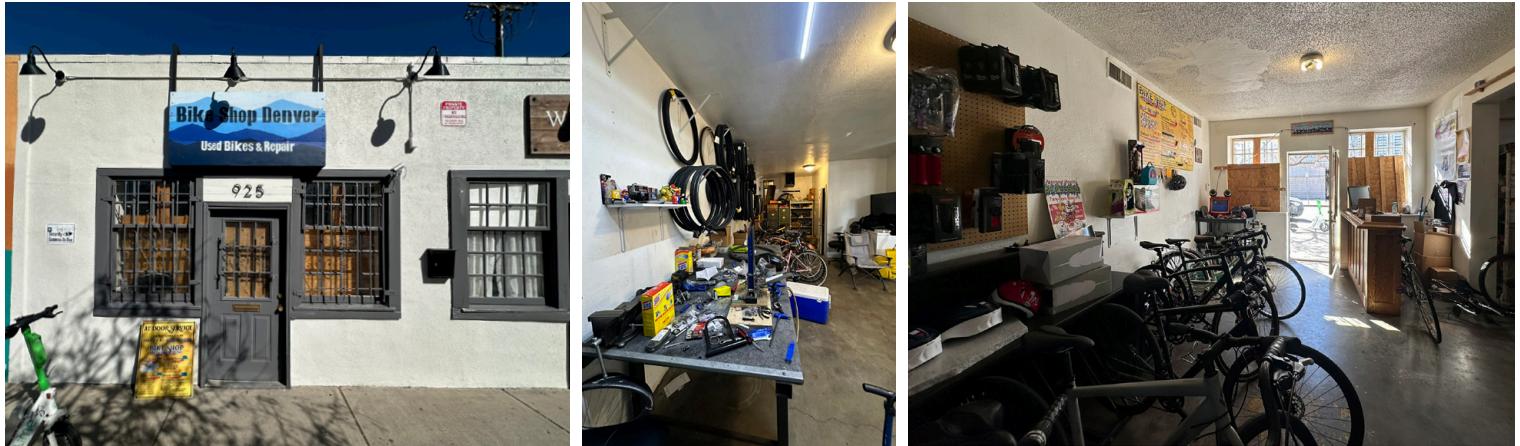


## 2100 Curtis Street

**Versatile Bar/Restaurant space  
with kitchen, ample storage,  
stage for entertainment**



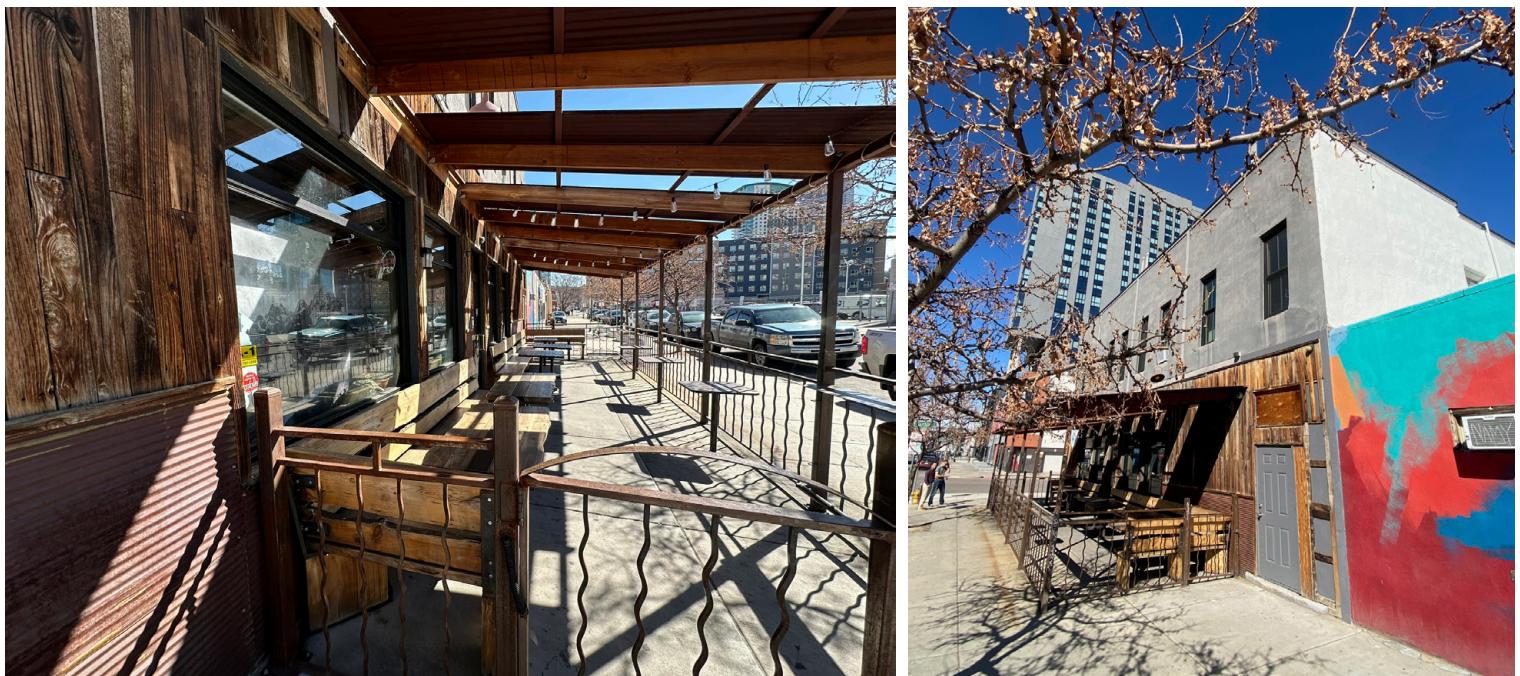
## 925 21st Street **Bike Shop Denver** | Month to month tenant



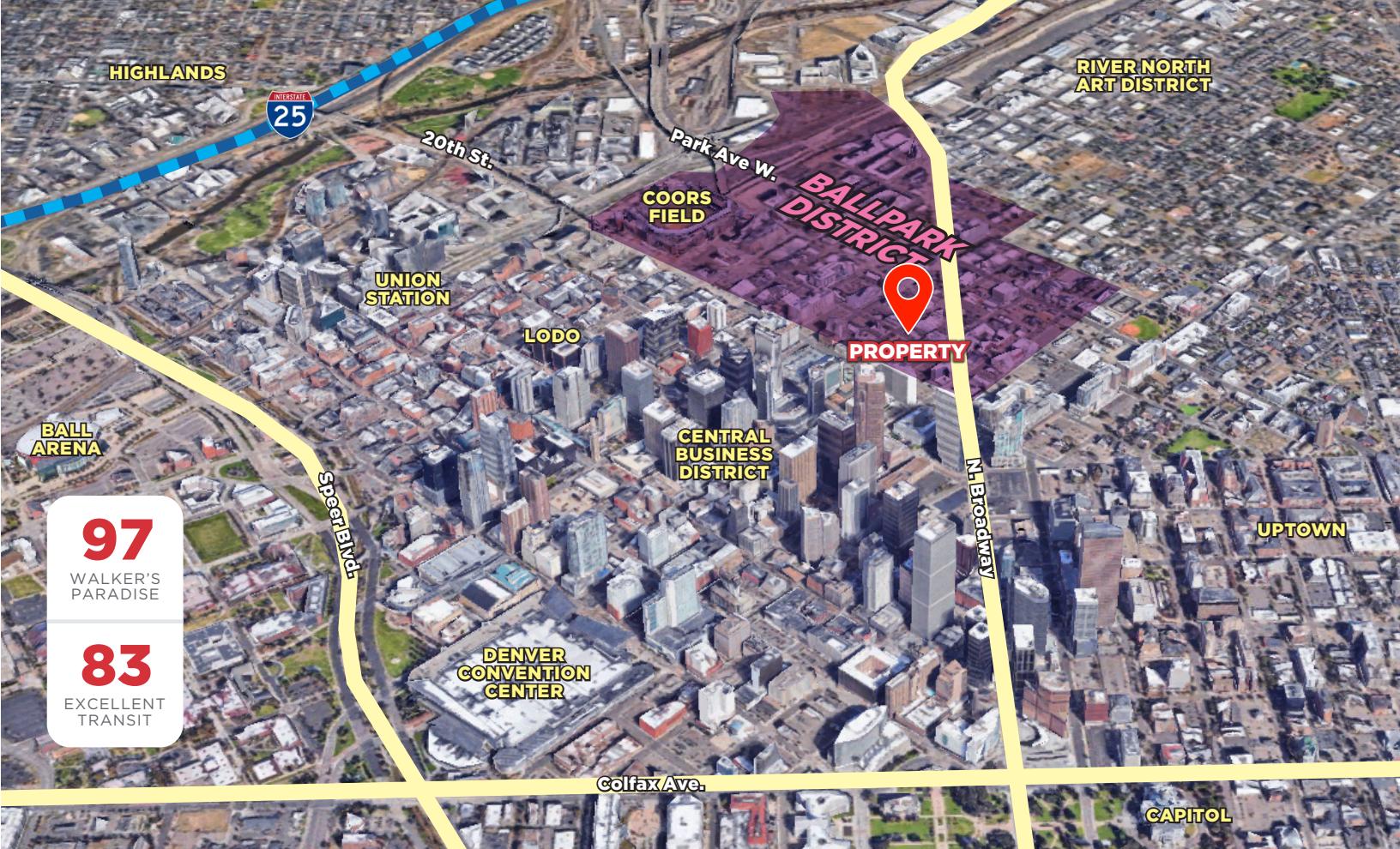
## 921 21st Street **Photographer** | Month to month tenant



### Spacious covered patio



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**Within 10 Min Walk of Property**

- Total SF 17,606,055 SF
- Hotel Keys 946
- Office SF 6,277,225 SF
- Retail SF 709,001
- Apt. Units 5,954
- Buildings built/reno since 2010 34

