

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

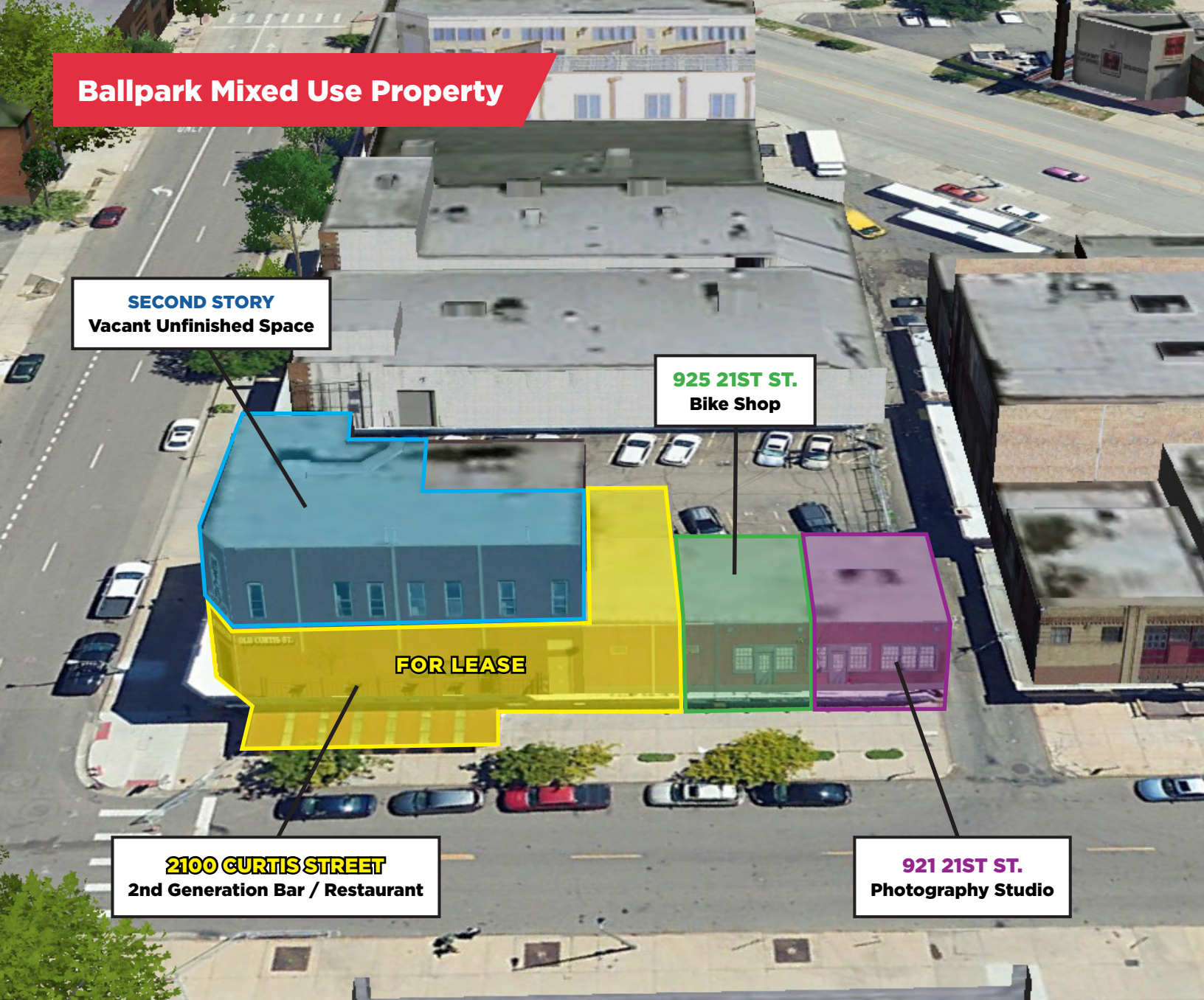
Lease Availability	~3,200 SF
Building Size	7,816 SF
Land Size	6,288 SF
Zoning	D-AS-20+
Taxes	\$26,124 (\$3.34/SF)

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Ballpark Mixed Use Property



SECOND STORY
Vacant Unfinished Space

925 21ST ST.
Bike Shop

FOR LEASE

2100 CURTIS STREET
2nd Generation Bar / Restaurant

921 21ST ST.
Photography Studio

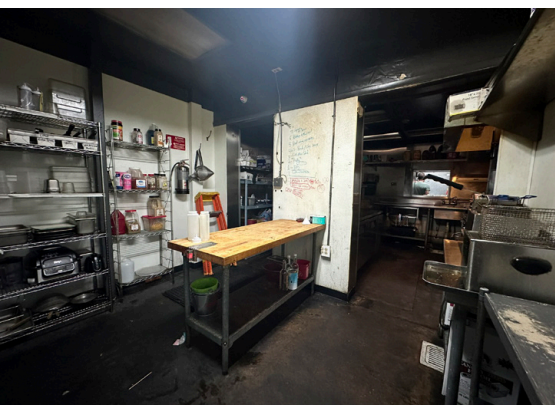
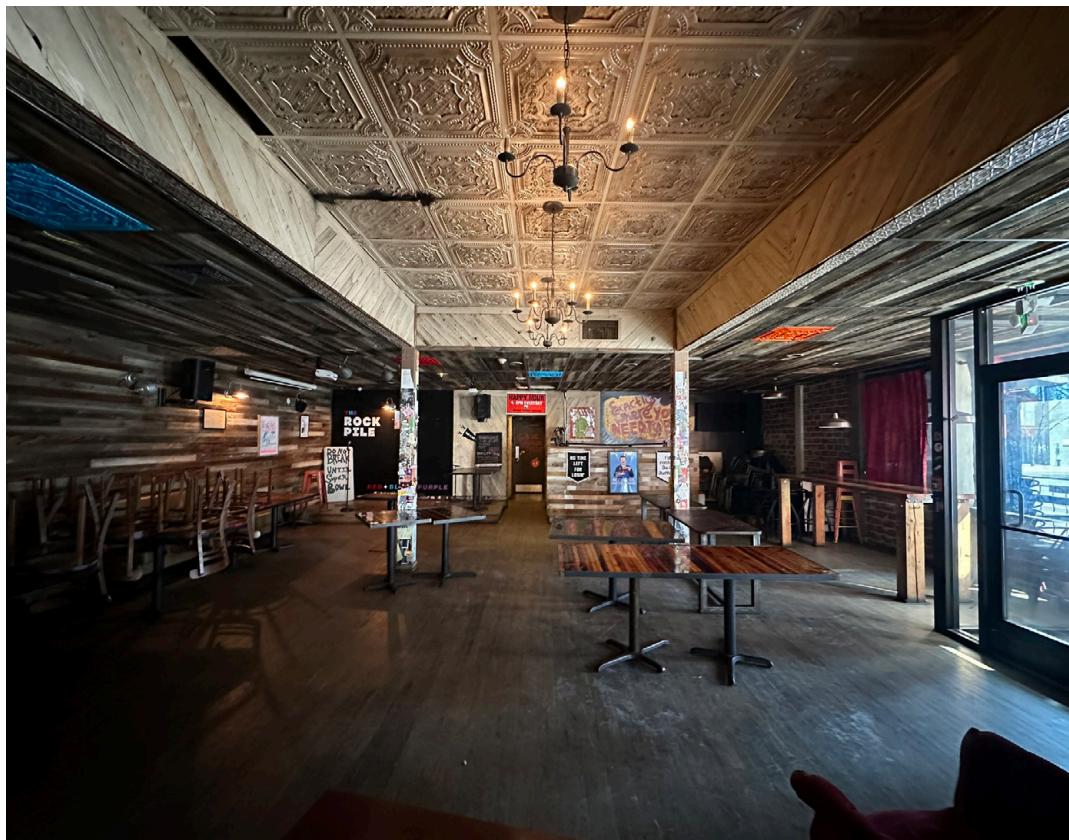
Property Highlights

- **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



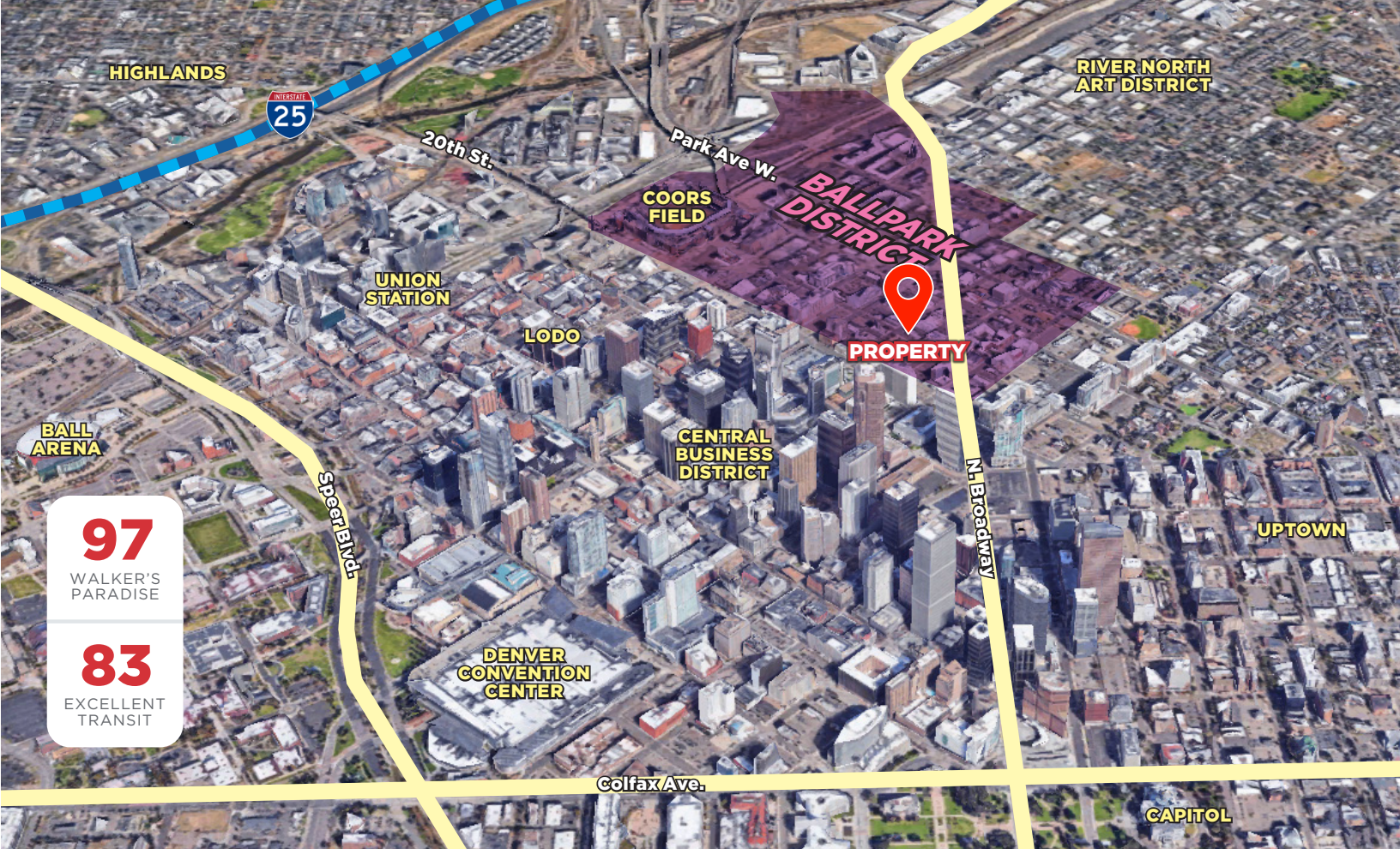
921 21st Street **Photographer** | Month to month tenant



Spacious covered patio



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**Within 10 Min
Walk of Property**

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

