



Beautiful Restaurant and Bar for SALE nestled in Historic Pine Valley

16940 S Pine Valley Road (aka 16940 County Rd 126), Pine, CO 80470

Property Overview:

County: Jefferson

Building Size: 4,086 SF

Year Built: 1999

Acres: 1.553

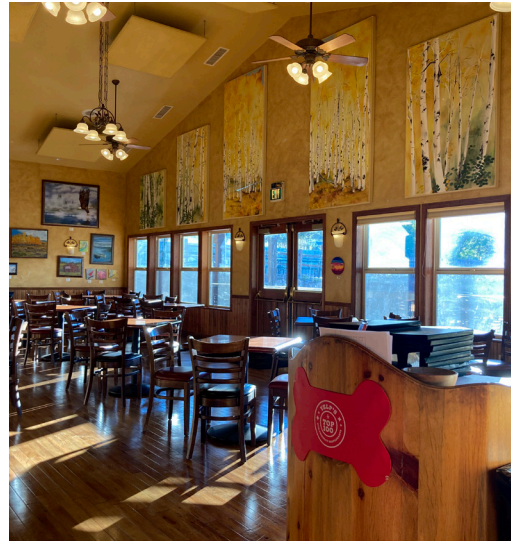
Zoning: C-1

Asking Price: \$1,300,000

- Quite possibly the most popular and well known restaurant in the front range - Zoka's Restaurant and Bar
- Outdoor service area for expanded seating and private events
- Climate-friendly location - enjoy a a cool, green climate in a relaxed vibrant recreational setting
- Gathering place to recharge after a day of hiking, fishing, biking, climbing and more
- Cozy fire place dining
- Dog friendly deck dining with gorgeous views
- Full service dining area and Full service bar area
- 800 sq ft retail space on lower level with deli counter, smoker and large reach-in refrigeration
- Enjoy the sounds of the river or the live entertainment

Building, Business and FF&E for sale

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PREMIER

Things to do in Pine, CO

World class recreation area known for: climbing, single-track mountain biking, fly fishing, disc-golf, and the famous Colorado Trail

- Pine Valley Ranch Park** (1.9 miles from Zoka's)
Off HWY 126
30400 Crystal Lake Rd. Pine, CO 80470
 - One of the Buffalo Creek mountain bike trailheads; walking, hiking, horseback riding, fishing (w/ permit), star gazing, etc. - Jefferson County
- Reynolds Park** (15.6 miles from Zoka's)
13577 County Road 97 Aspen Park, CO
 - Mountain biking, hiking, camping, access to Colorado Trail - Jefferson County
- Buffalo Creek Colorado**
Trail of Hwy 126 to Chair Rock
 - Climbing, biking, hiking, horseback riding on Colorado Trail
- Gill Trailhead #610** at Cheesman Canyon from 126
*Call 303-297-1192 for fishing license and any other information
 - Fishing & hiking
- Cathedral Spires**
County Rd 126, left at County Rd 96 to the spires on left at turn out.
 - Climbing, hiking, raptor watching
- Stauton State Park** (10.7 miles from Zoka's)
12102 S Elk Creek Road
*Call 303-816-0912
 - Biking, hiking, walking, fishing (w/license), climbing, horseback riding, etc.
- Buffalo Creek Mountain Bike trails**
Off HWY 126 and County Rd. 550 Little Scraggy trailhead #1776
 - Biking & hiking
- Beaver Ranch Community Park** (13.2 miles from Zoka's)
11369 South Foxtan Rd. Conifer, CO
 - Disc golf, hiking, walking, zip line, camping & dog park

Source: zokas.com

DEMOGRAPHICS

Population	1 mile	3 miles	5 miles
2028 Projection	190	740	2,258
2023 Estimate	189	740	2,266
Growth 2023-2028	0.53%	0.00%	-0.35%
Median Age	53.00	52.70	52.50
Households	1 mile	3 miles	5 miles
2028 Projection	83	323	962
2023 Estimate	82	323	965
Household Income	1 mile	3 miles	5 miles
2023 Average	\$124,604	\$124,907	\$129,641
2023 Median	\$87,500	\$86,666	\$95,925

Source: CoStar