

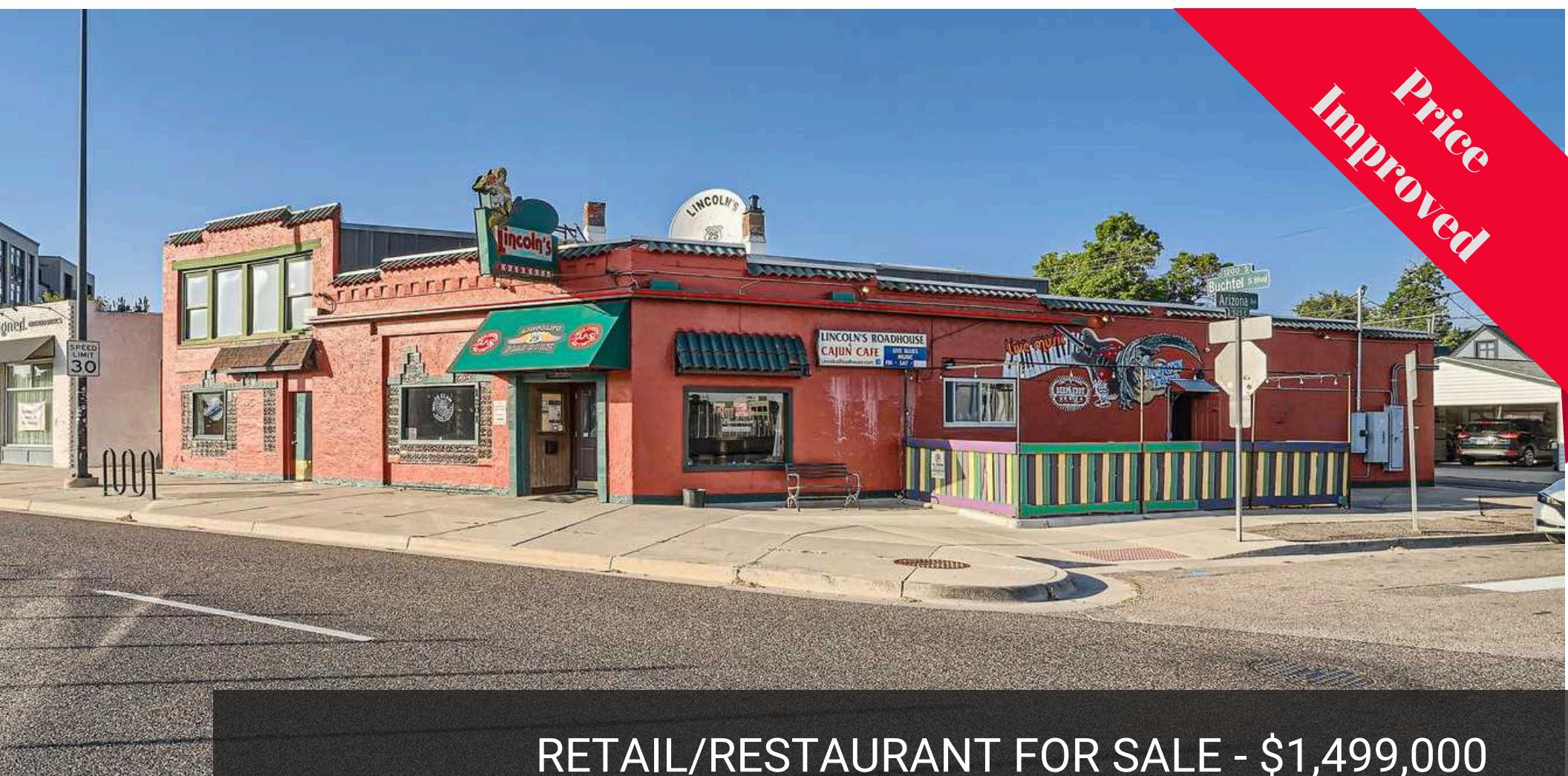
LINCOLN'S ROADHOUSE

2-Story Restaurant or Retail

1201 SOUTH PEARL STREET, DENVER, CO 80210

THE
NESBITT
COMMERCIAL GROUP

Price
Improved



RETAIL/RESTAURANT FOR SALE - \$1,499,000

PRESENTED BY:

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IA40026135, Colorado

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THE
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PROPERTY SUMMARY

Lincoln's Roadhouse

1201 South Pearl Street | Denver, CO 80210



Property Summary

Price:	\$1,499,000
Building SF:	5,170
Price / SF:	\$289.94
Occupancy:	Owner/User
Available SF:	5,170
Lot Size:	0.08 Acres
Frontage:	Buchtel Blvd. S
Signage:	On building
Parking:	Off street
Year Built:	1911
Zoning:	U-MS-3
Taxes:	\$21,021.96 (2024)

Property Overview Currently operating as a vibrant restaurant and blues nightclub, this unique property offers a dynamic opportunity for transformation into an upscale dining establishment or a similar venture. The main level features a well-maintained restaurant space with a built-in stage, creating a lively atmosphere for entertainment. The second floor features ~981 Sq. Ft. that can serve as an office or private quarters, offering flexibility for potential owners or operators.

FF&E is negotiable (with an exclusion list for select items), offering a turnkey opportunity for those looking to maintain or elevate the current concept. With its versatile layout and prime location, this property is perfectly suited for a refined dining experience or other hospitality uses.

Location Overview Nestled in the vibrant Platt Park and Pearl St. neighborhood, this prime restaurant location boasts excellent visibility with prominent street frontage along Buchtel Blvd. S. Its close proximity to I-25 allows easy access for customers from all parts of Denver and the surrounding suburbs.

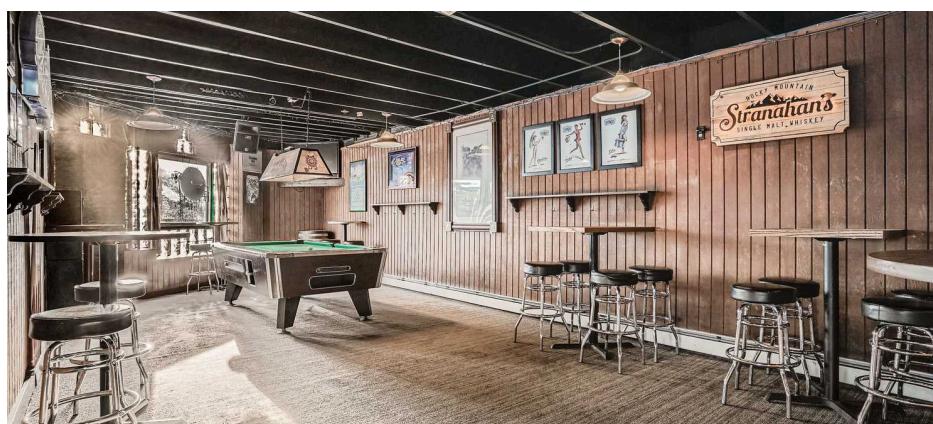
The expansive frontage offers excellent signage opportunities, maximizing exposure to passersby. Ample street parking is available along S. Pearl Street and in nearby residential areas, with additional public parking lots located within walking distance. This high-traffic area is known for its mix of local businesses, restaurants, and the popular Pearl Street Farmers Market, making it a prime destination for both locals and visitors.

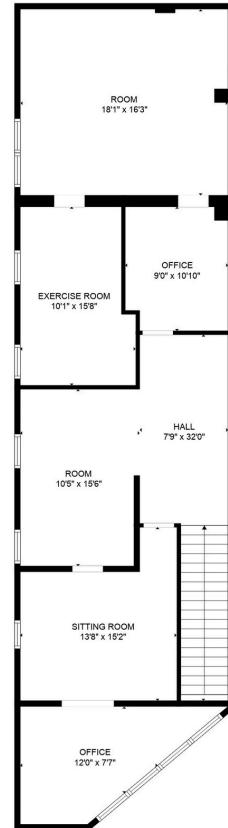
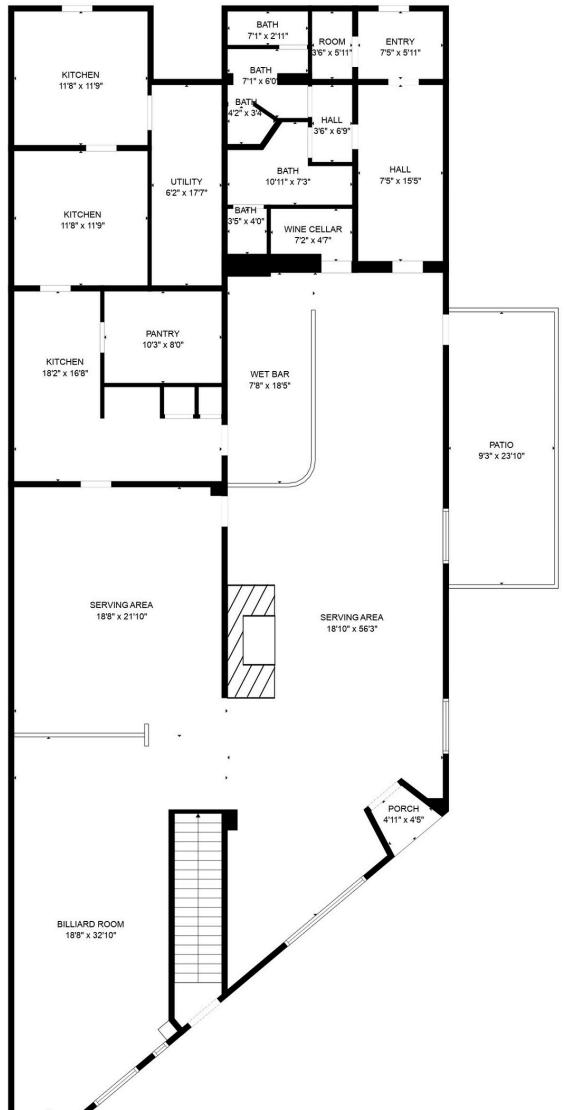
Please do not disturb current operator

PROPERTY PHOTOS

Lincoln's Roadhouse

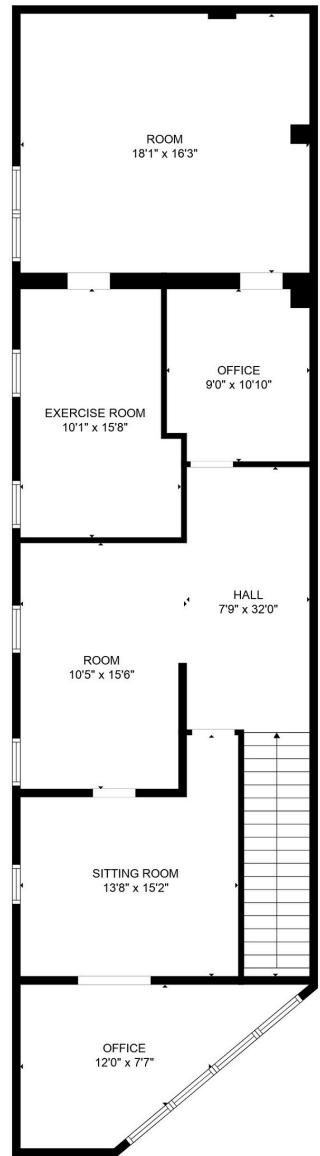
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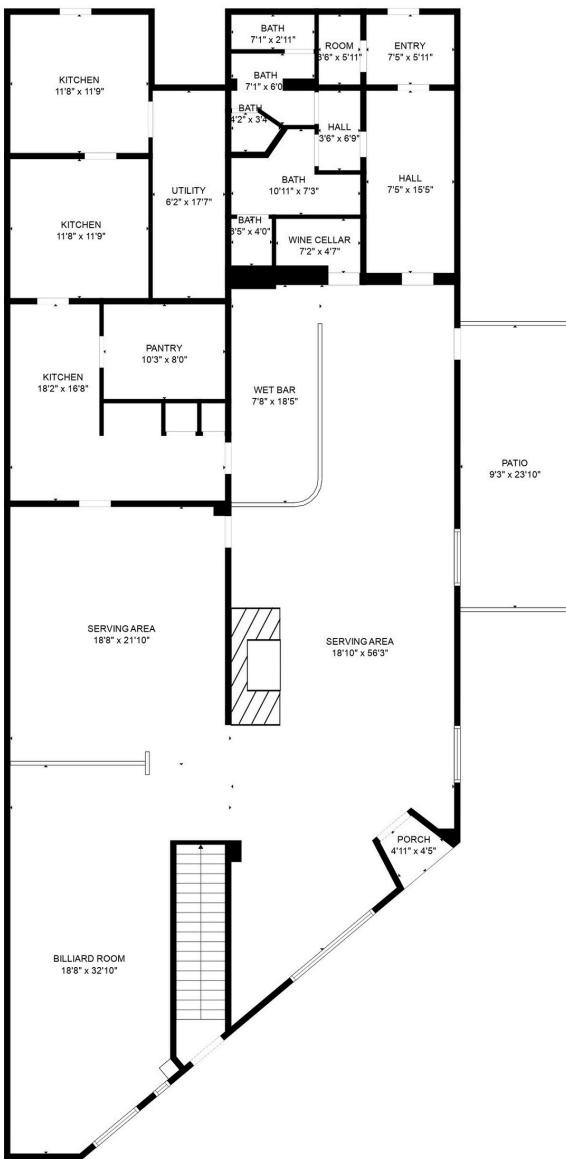
Total scanned area: 4838 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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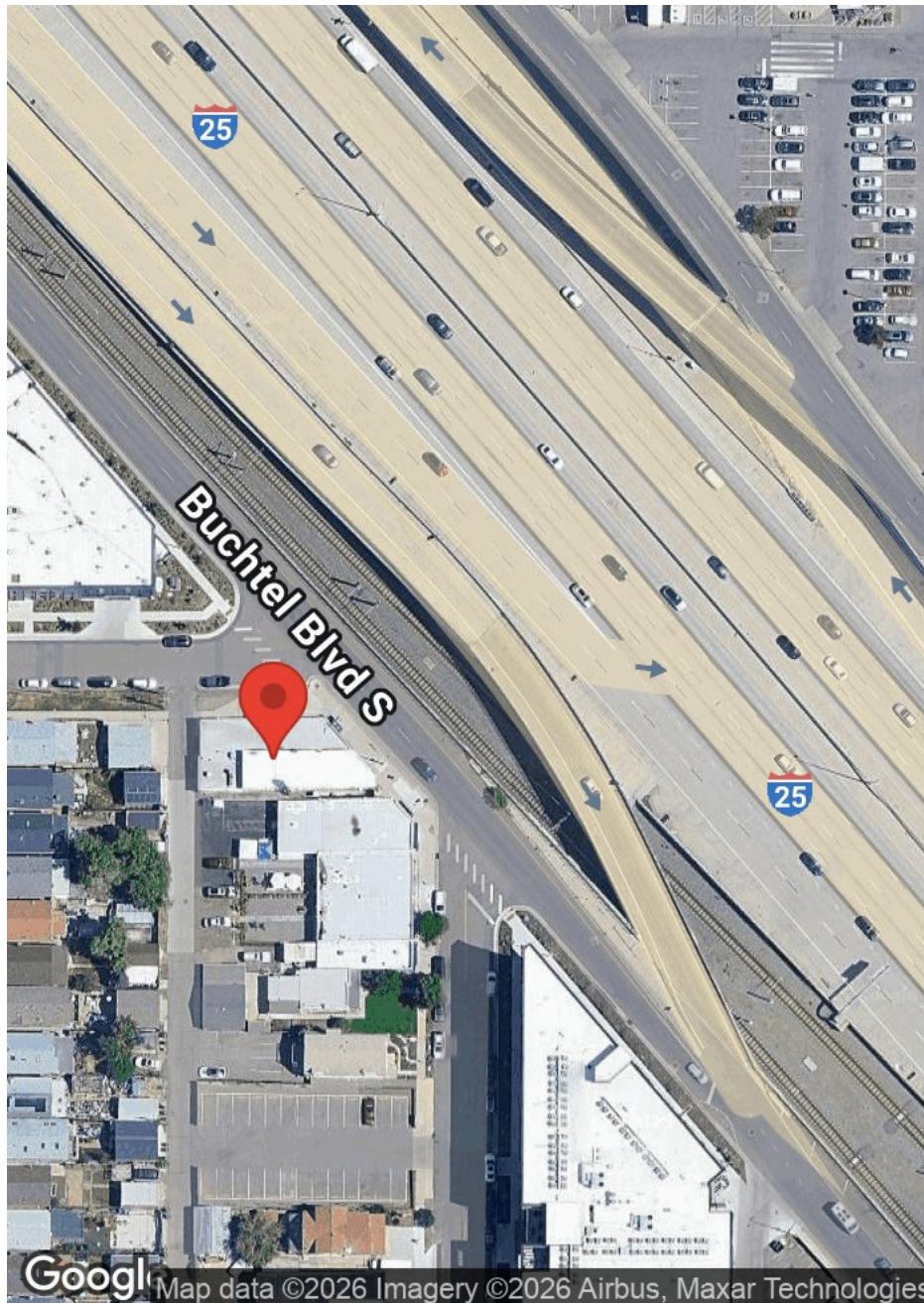
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LOCATION MAPS

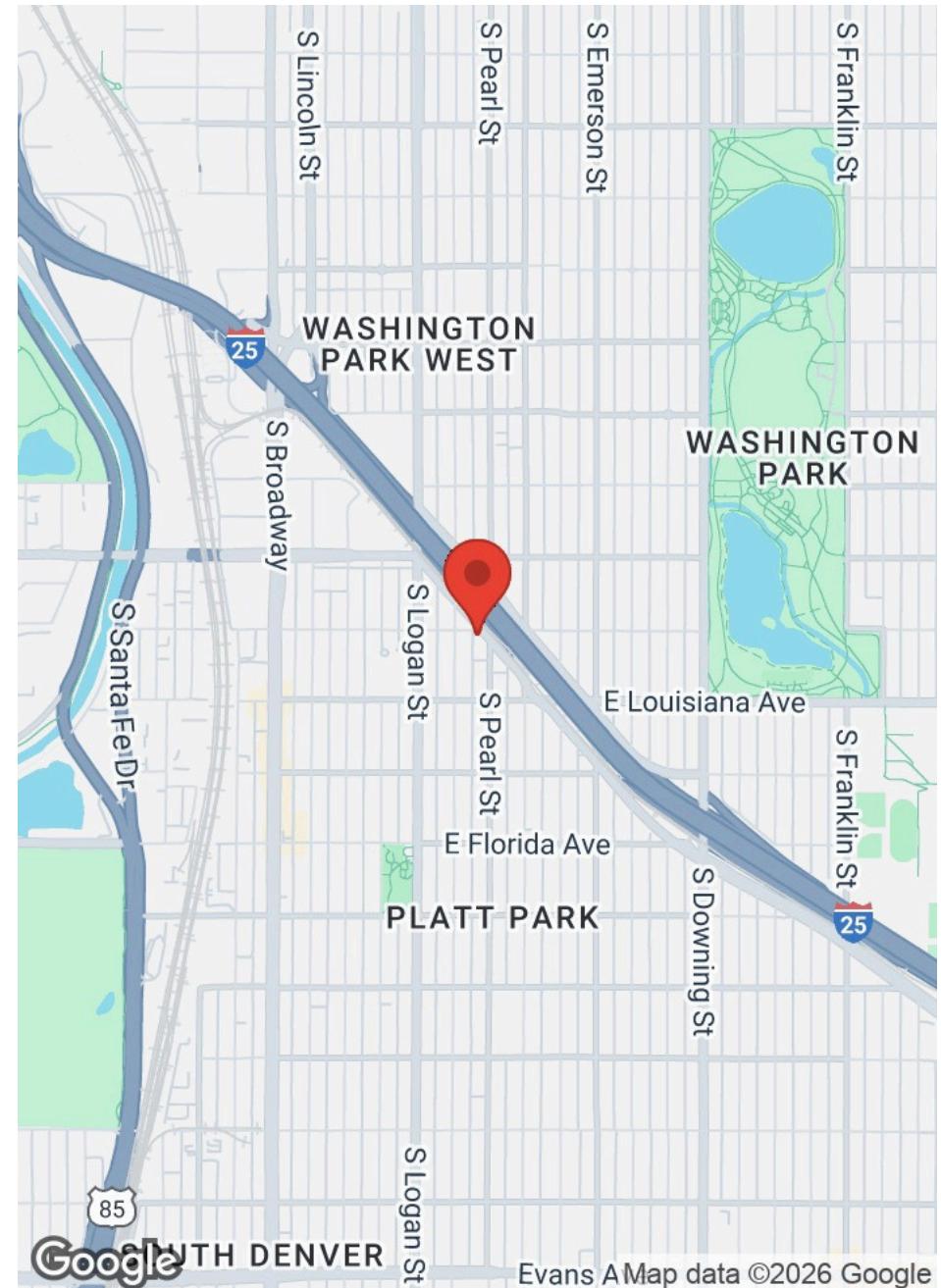
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Google

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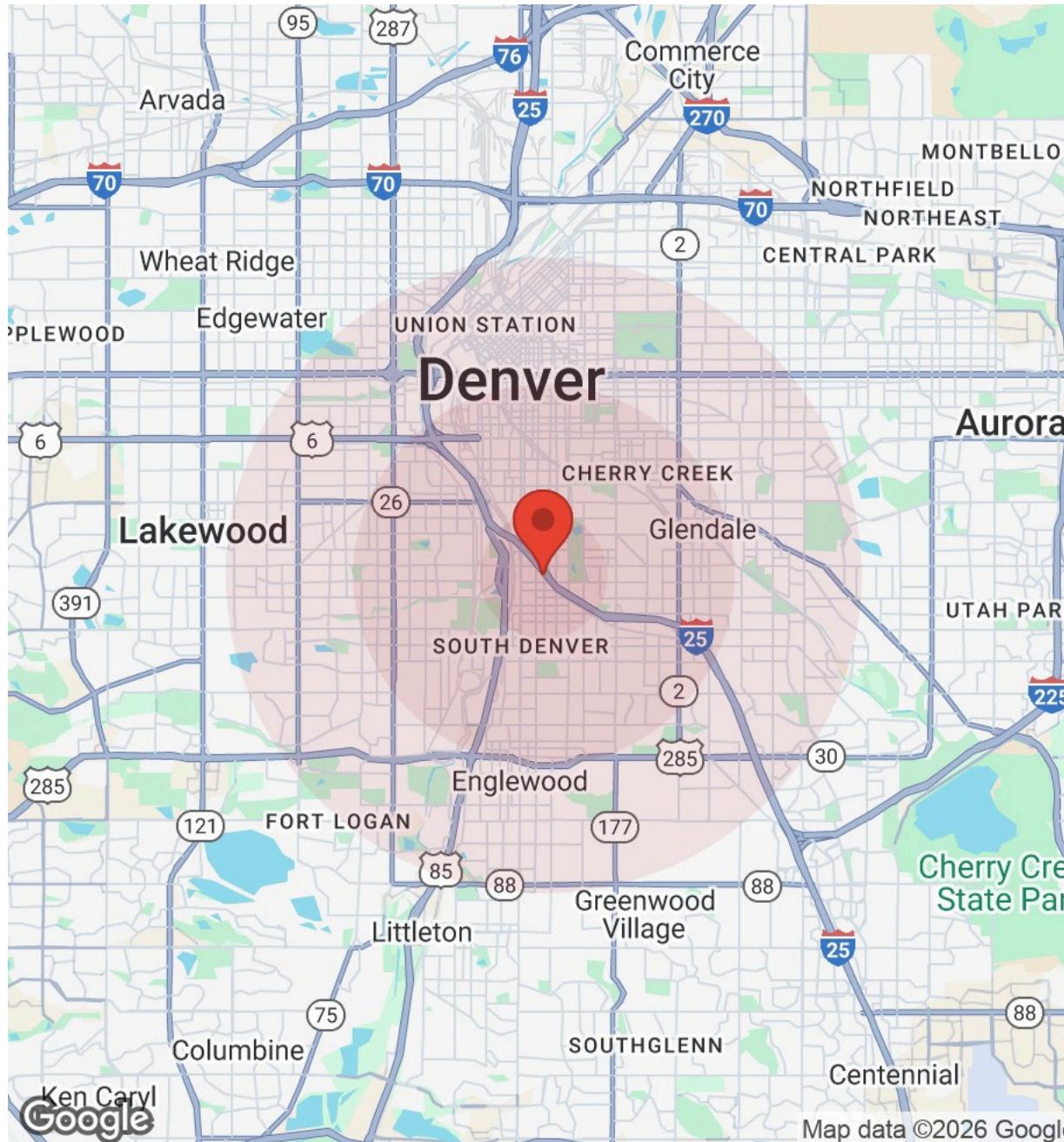


Evans A Map data ©2026 Google

DEMOCRAPHICS

Lincoln's Roadhouse

1201 South Pearl Street | Denver, CO 80210



Population	1 Mile	3 Miles	5 Miles
Male	8,475	104,122	273,403
Female	8,544	97,609	255,205
Total Population	17,018	201,731	528,608

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,123	24,868	70,319
Ages 15-24	1,150	21,942	55,626
Ages 25-54	10,191	107,352	279,771
Ages 55-64	1,559	18,970	50,450
Ages 65+	1,996	28,598	72,442

Race	1 Mile	3 Miles	5 Miles
White	13,032	127,151	318,856
Black	422	8,896	35,364
Am In/AK Nat	27	686	2,009
Hawaiian	5	121	317
Hispanic	2,417	50,211	133,949
Asian	553	8,533	21,567
Multi-Racial	531	5,729	15,277
Other	31	403	1,216

Income	1 Mile	3 Miles	5 Miles
Median	\$140,175	\$97,503	\$97,086
< \$15,000	530	7,447	20,262
\$15,000-\$24,999	130	4,730	13,160
\$25,000-\$34,999	194	5,117	13,238
\$35,000-\$49,999	544	7,970	19,856
\$50,000-\$74,999	842	14,350	34,305
\$75,000-\$99,999	842	12,096	30,600
\$100,000-\$149,999	1,340	16,137	43,049
\$150,000-\$199,999	1,144	11,808	30,287
> \$200,000	2,858	21,351	50,955

Housing	1 Mile	3 Miles	5 Miles
Total Units	9,421	114,314	288,067
Occupied	8,425	101,008	255,712
Owner Occupied	4,303	42,398	111,250
Renter Occupied	4,122	58,610	144,462
Vacant	996	13,306	32,355

RECENT SALE COMPARABLES

Lincoln's Roadhouse

1201 South Pearl Street | Denver, CO 80210



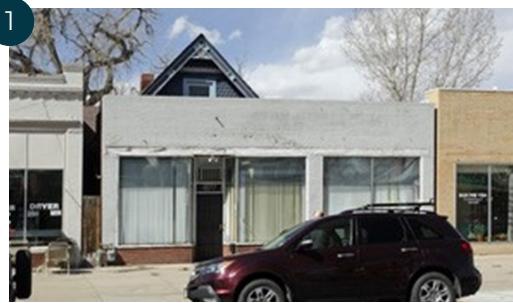
Lincoln's Roadhouse

1201 South Pearl Street, Denver, CO 80210

Notes

Offered at \$328.82 per sq. ft.

Sale Price	\$1,499,000
Spaces	1
Acres	0.080
Year Built	1911



Sale Price	\$550,000
Spaces	1 1,673
Rentable SF	\$328.75
Price/SF	0.110
Acres	1900
Year Built	9/3/2024
Sale Date	

1077 S. Pearl Street, Denver, CO 80209

RECENT SALE COMPARABLES

Lincoln's Roadhouse

1201 South Pearl Street | Denver, CO 80210



1745-1753 South Broadway, Denver, CO 80210

Sale Price	\$2,205,500
Spaces	1
Rentable SF	6,915
Price/SF	\$318.94
Acres	0.430
Year Built	1930
Sale Date	1/12/2024



704 South Pearl Street, Denver, CO 80209

Sale Price	\$1,340,000
Spaces	1
Rentable SF	1,550
Price/SF	\$864.52
Acres	0.070
Year Built	1940
Sale Date	9/6/2024

RECENT SALE COMPARABLES

Lincoln's Roadhouse

1201 South Pearl Street | Denver, CO 80210

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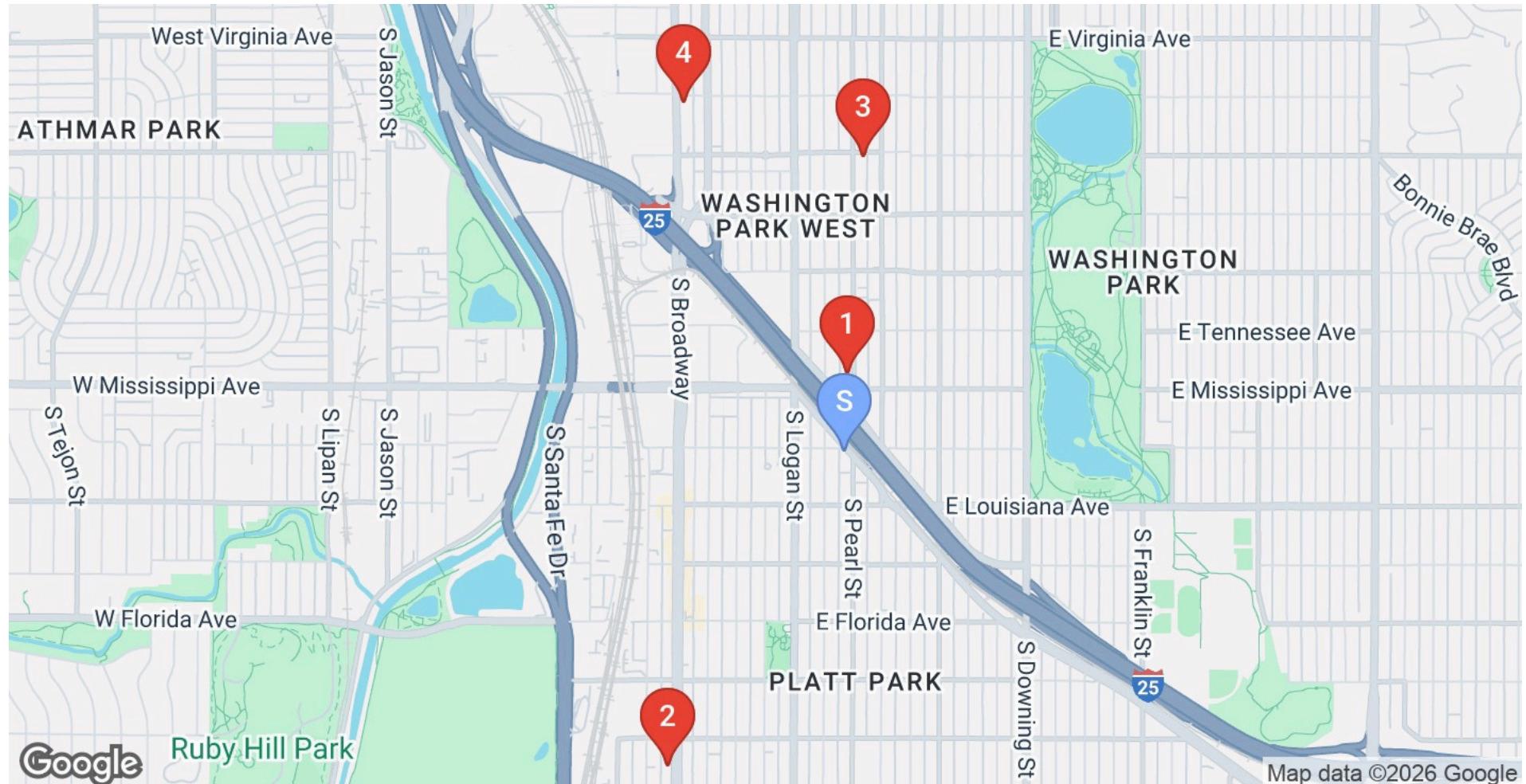
Sale Price	\$1,100,000
Spaces	1
Rentable SF	3,816
Price/SF	\$288.26
Acres	0.160
Year Built	1900
Sale Date	6/21/2024

608-610 South Broadway, Denver, CO 80209

RECENT SALE COMPARABLES

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1 Lincoln's Roadhouse
1201 South Pearl Street
Denver, CO, 80210
\$1,499,000

1 1077 S. Pearl Street
Denver, CO, 80209
\$550,000

2 1745-1753 South Broadway
Denver, CO, 80210
\$2,205,500

3 704 South Pearl Street
Denver, CO, 80209
\$1,340,000

4 608-610 South Broadway
Denver, CO, 80209
\$1,100,000