

For
Lease

4,000 SF High Profile 2nd Gen Restaurant Space

494 E 19th Avenue, Denver, CO 80203

**AVAILABLE
NOW!**



COMMERCIAL REAL ESTATE

2946 LARIMER ST, DENVER, CO 80205

303.804.5656 | zallcompany.com

BROKER **KYLE FRAMSON**

kframson@zallcompany.com

303.947.0148 (C)

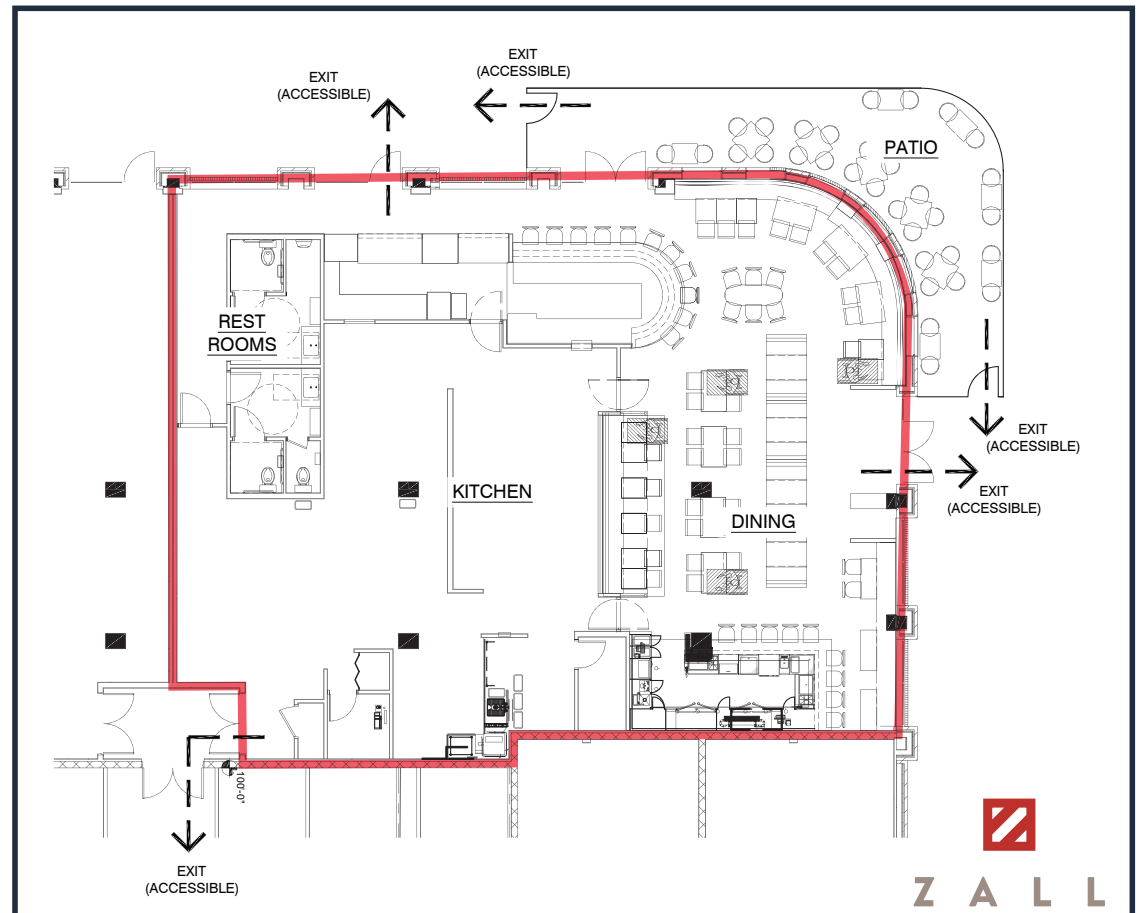
BROKER **STACEY GLENN DEPALMA**

sglenn@zallcompany.com

303.909.2745 (C)

4,000 SF For Lease

- ❑ Large Heated Patio
- ❑ Free Retail Parking in the Attached Porte Cochere + Ample Street Parking
- ❑ Located at the base of One City Block – over 300 Units / 95% Occupancy
- ❑ Over 4,000 Housing Units in the Uptown Neighborhood
- ❑ Fully Built Out Restaurant with Large Chef's Kitchen
- ❑ **Available Now**



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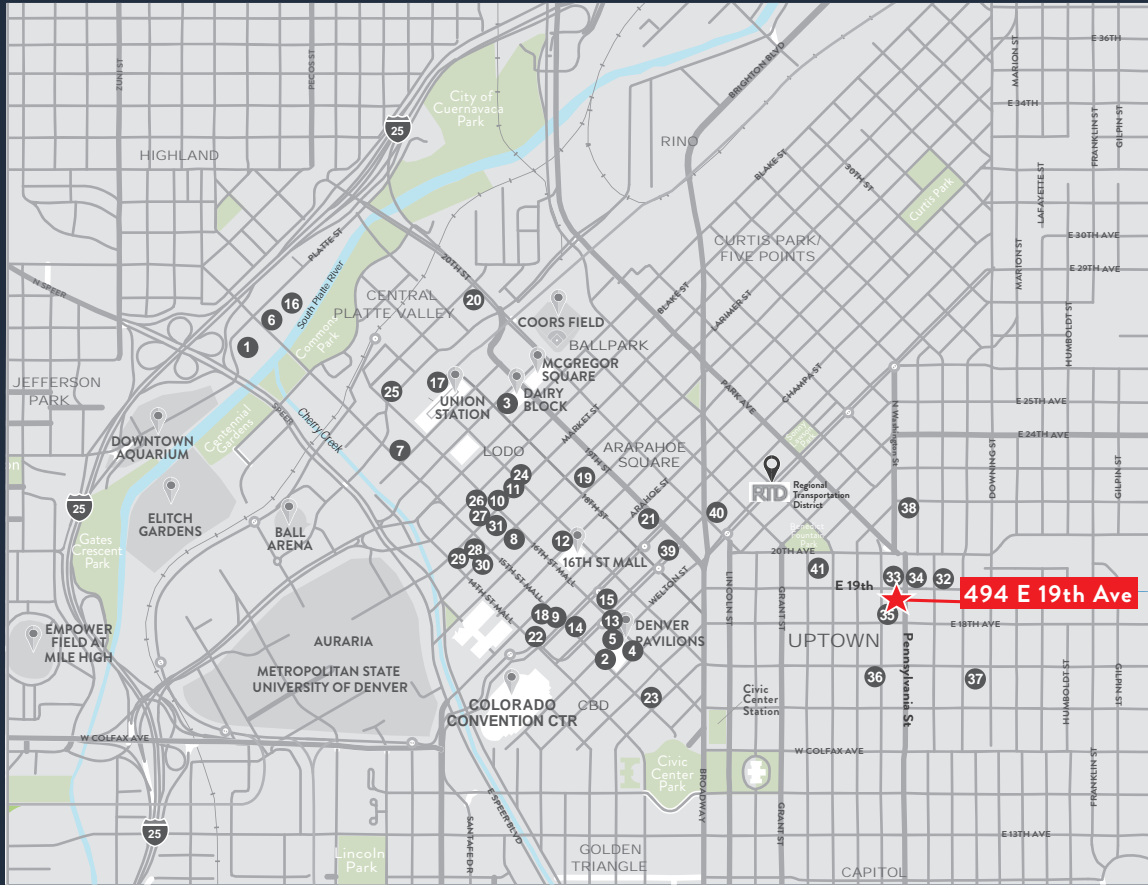
WALKSCORE
96



TRANSIT SCORE
76

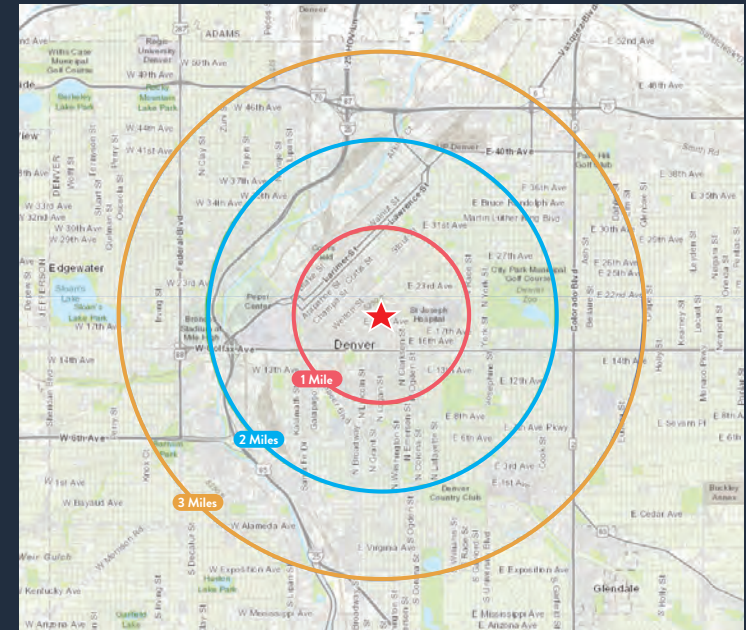


BIKE SCORE
97



DEMOGRAPHICS	1 mile	2 miles	3 miles
Population	52,489	144,527	245,800
Households	31,751	83,466	132,418
Avg HH Income	\$118,716	\$137,604	\$146,809
Med HH Income	\$78,066	\$93,756	\$99,900
Daytime Employees	134,606	216,290	292,054

- | | | |
|-------------------------------------|-----------------------|-------------------------|
| 1 REI | 16 Whole Foods Market | 31 Dragonfly Noodle |
| 2 Sephora | 17 Sweetgreen | 32 Walter's303 Pizzeria |
| 3 Warby Parker | 18 Pet Supplies Plus | 33 Las Delicias Uptown |
| 4 H&M | 19 Holy Moley | 34 Fluid Coffee Bar |
| 5 Lucky Strike | 20 King Soopers | 35 Colorado Campfire |
| 6 Fjällräven | 21 The Ritz Carlton | 36 Orangetheory Fitness |
| 7 Fogo de Chão Brazilian Steakhouse | 22 Four Seasons | 37 Marczyk Fine Foods |
| 8 Overland Sheepskin | 23 Sheraton Hotel | 38 Safeway |
| 9 Ace Hardware | 24 Water Grill | 39 Guard and Grace |
| 10 Danner | 25 Flight Club | 40 The British Bulldog |
| 11 Thule | 26 Little Finch | 41 Coperta Italian |
| 12 Skyline Beer Garden | 27 Cava | |
| 13 Target | 28 Rioja | |
| 14 Sam's No. 3 | 29 Tamayo | |
| 15 Brooklyn's Finest Pizza | 30 Ocean Prime | |



ZALL

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