

FOR LEASE

225 E. 20TH AVE.

225 E. 20TH AVE., DENVER, CO 80205

RESTAURANT | 2,600 SQUARE FEET



PROPERTY HIGHLIGHTS

- Second Generation Restaurant Space with Hood, Grease Trap, & Walk-In
- Valuable On-Site Parking Plus Abundant Nearby Public Parking Options
- Excellent Central Denver Location with Easy Access to Downtown, Uptown, RiNo, Capitol Hill & Five Points
- Expansive Wraparound Patio Provides Excellent Visibility, Outdoor Seating Capacity & Strong Street Presence
- Positioned Along a High-Traffic Corridor with Strong Residential & Daytime Population Density

TRAFFIC COUNTS: 44,850 VPD - 20TH ST. & BROADWAY

DEMOGRAPHICS (2025)

	1 MILE	3 MILE	5 MILE
2026 Est. Population	58,088	279,040	538,552
2026 Est. Avg. HH Income	\$137,564	\$163,081	\$162,256
Employee Population	116,126	249,848	378,105



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AXIO Commercial Real Estate represents that it has not made a physical inspection of the Property and has no actual knowledge of any defects in the Property except as identified in writing to the Buyer. The Buyer has been advised by Broker to make an investigation of the Property at its own expense, which investigation should include without limitation the availability of access, utility services, zoning, environmental risks, soil conditions, structural integrity and mechanical systems.

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