

776

Lincoln Street
DENVER, CO 80203

3,517 SF Former Nightclub For Lease
SEC of Lincoln St. & E. 8th Avenue



AT THE DOORSTEP OF DOWNTOWN DENVER

- 2nd gen restaurant and bar space
- Huge covered rooftop patio with heaters
- On-site surface parking available
- Infill location with over 25,000 VPD directly in front of the building
- 1 block from the Speer, 6th Ave, Lincoln, Broadway junction

TRAFFIC COUNTS:

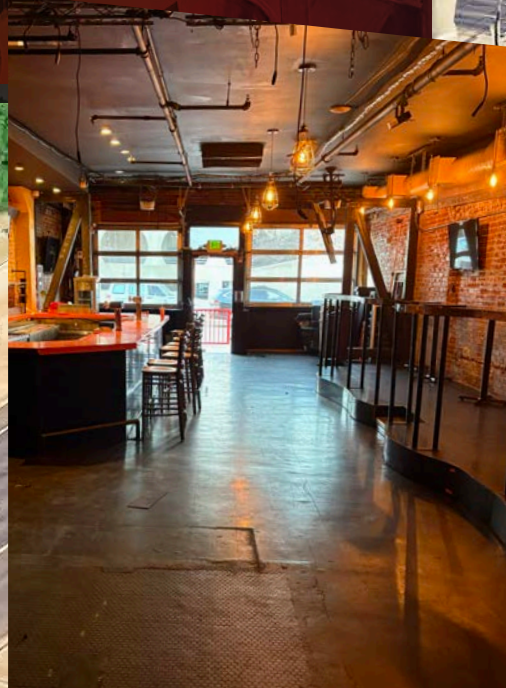
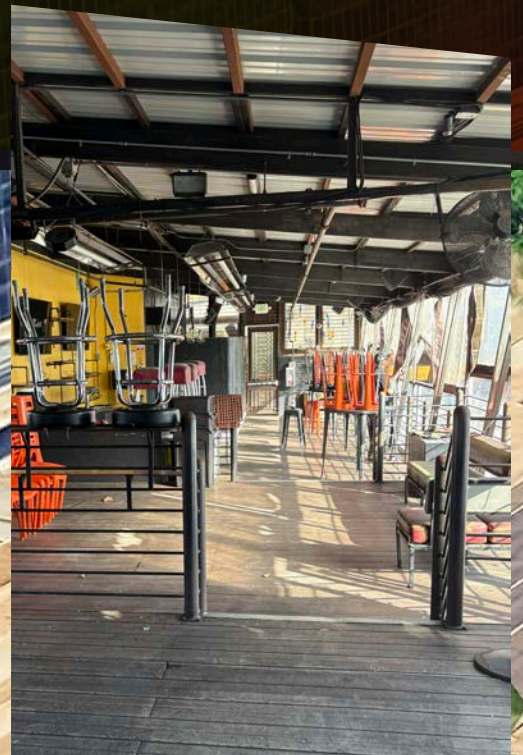
Lincoln Street S/O E. 8th Ave.:
24,479 VPD

Lincoln St. N/O E. 8th Ave.:
26,002 VPD

E. 8th Ave. E/O Lincoln St.:
18,024 VPD

E. 8th Ave. W/O Lincoln St.:
21,203 VPD

MPSI 2024/2025 estimates





**BROKERAGE
DISCLOSURE**

DEMOGRAPHICS

2025 Total Population

2025 Total Daytime Population

Average Household Income

1 mile

51,316

87,480

\$124,278

3 miles

261,339

410,195

\$149,876

5 miles

562,554

708,373

\$145,058

-2025 Esri



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