

Sunnyside Restaurant or Retail Opportunity

1700 W 40th Ave Denver, CO 80211



FOR SALE

Calvin Graves

317.523.2397

c.graves@bellstreet.com

Tony Miranda

720.881.8669

t.miranda@bellstreet.com

Tanner Clayton

720.404.3140

t.clayton@bellstreet.com


BellStreet

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Property Description

Fantastic opportunity to repurpose or redevelop a large corner property in Denver's hot Sunnyside neighborhood. This rapidly appreciating neighborhood is an ideal location for cafe, ice cream shop, or patio bar, as well as full redevelopment for commercial and/or residential use. The property benefits from high visibility with 110' of frontage on the main road and 80' on the secondary. Neighborhood demographics strongly support walkable, convenient business locations and continued residential growth.

The current mixed use building can be renovated to 2500 contiguous square feet on the ground floor, 1500 SF of full-height basement, plus a 458 SF detached garage. The large yard easily accommodates patio use, additional structures, or a full scrape and build. The current lease expires April 2027 and provides a new owner with income during planning and permitting for reuse. The property holds a retail liquor license that can be transferred to a new owner.

Property Highlights

- Ideal for neighborhood restaurant/retail
- Corner lot with 110' main road frontage
- Sunnyside neighborhood
- Flexible U-MX-2X zoning
- Easy access from 38th Ave, Federal Blvd, I-70, and I-25

Offering Summary

Sale Price:	\$1,650,000
Number of Units:	3
Lot Size:	8,802 SF
Building Size:	4,458 SF

Demographics	0.5 Miles	1 Mile	2 Miles
Total Households	3,123	11,157	47,535
Total Population	6,894	23,348	93,002
Average HH Income	\$143,755	\$140,250	\$137,542

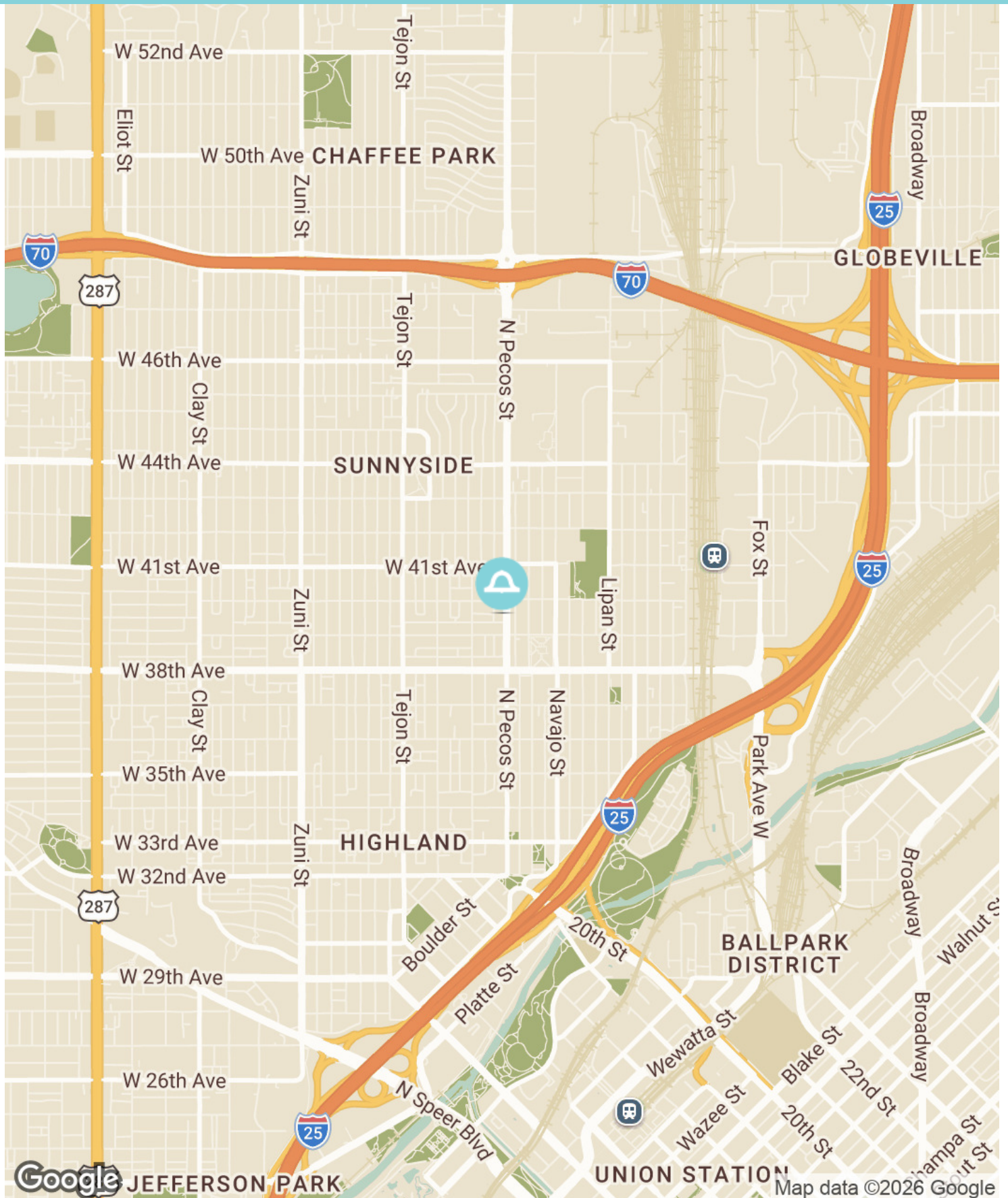
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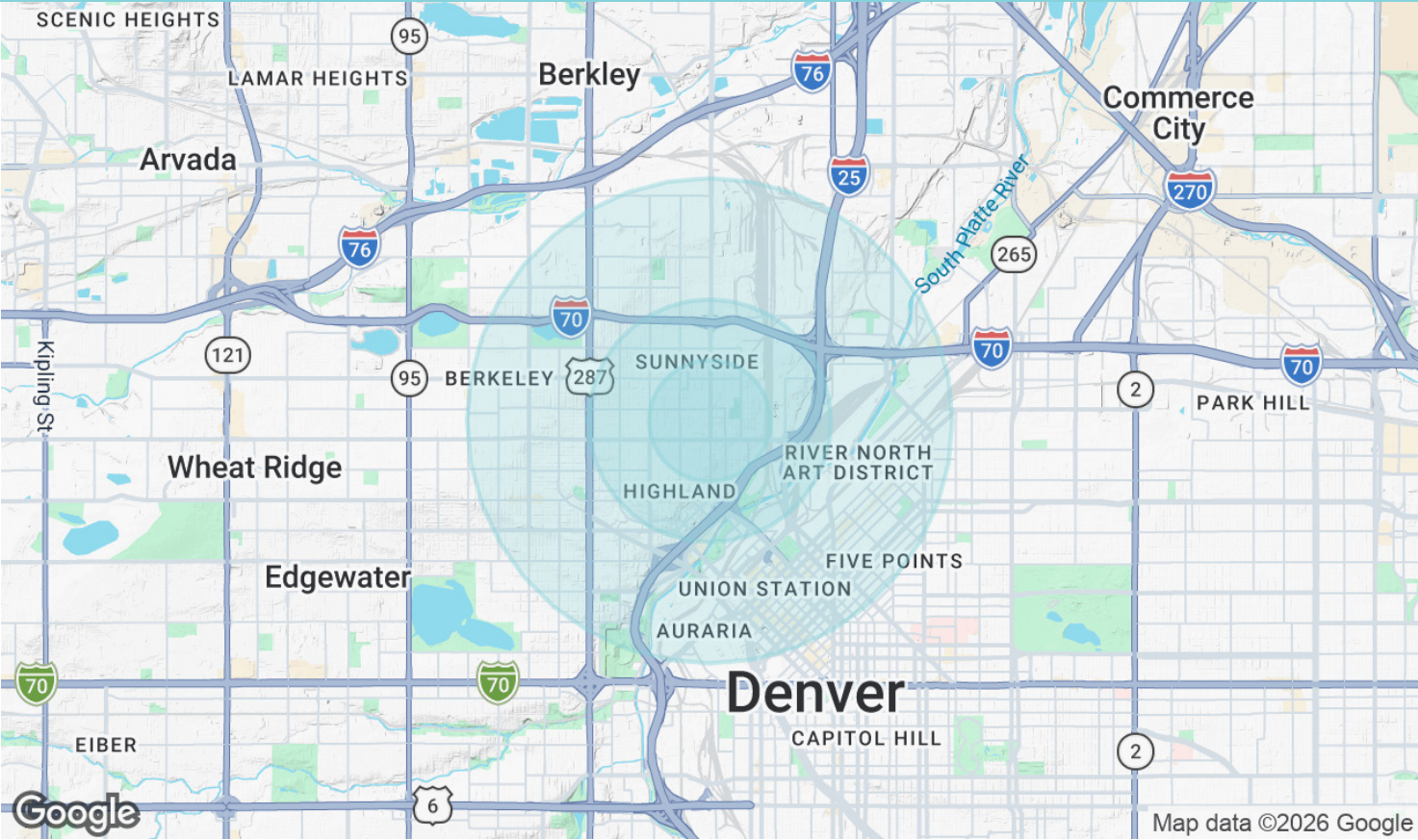
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Population	0.5 Miles	1 Mile	2 Miles
Total Population	6,894	23,348	93,002
Average Age	37	36	37
Average Age (Male)	36	36	37
Average Age (Female)	37	36	37

Households & Income	0.5 Miles	1 Mile	2 Miles
Total Households	3,123	11,157	47,535
# of Persons per HH	2.2	2.1	2
Average HH Income	\$143,755	\$140,250	\$137,542
Average House Value	\$804,846	\$828,025	\$822,326

Demographics data derived from AlphaMap

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Director

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