

For Lease: Two Prime LoDo Spaces

- Turn-Key Restaurant/Entertainment Space
- Prominent Corner with Strong Wraparound Frontage

1755 Blake Street | Denver, CO 80202



TURN-KEY RESTAURANT SPACE



1755 Blake Street

Denver, CO 80202

Discover an exceptional retail space strategically positioned between Denver's iconic Union Station and Coors Field. This property offers unparalleled street visibility and a substantial storefront, perfectly designed to capture the area's high pedestrian traffic.

Located directly across from Dairy Block and within easy walking distance of Union Station, Coors Field, McGregor Square, and the vibrant F&B/nightlife scene of LoDo, this is a premier location for your business.

TURN-KEY RESTAURANT SPACE

Equipped with full restaurant infrastructure, including a 16-handle keg cooler, hi-tech venting for a BBQ smoker, a 3,000-gallon grease trap, a pristine kitchen, and a first-in-class bar, this space is ready for your next venture.

Please note: The current tenant is still operating. Contact the broker for a confidential showing.

PROMINENT CORNER

4,726 SF available for retail or restaurant use on the hard corner at one of LoDo's best intersections.

WITHIN A 0.50 MILE RADIUS

 4,918
Hotel Keys

 7.1M SF
Office Space

 14,342
Multi-Family
Units

ABOUT THE PROPERTY

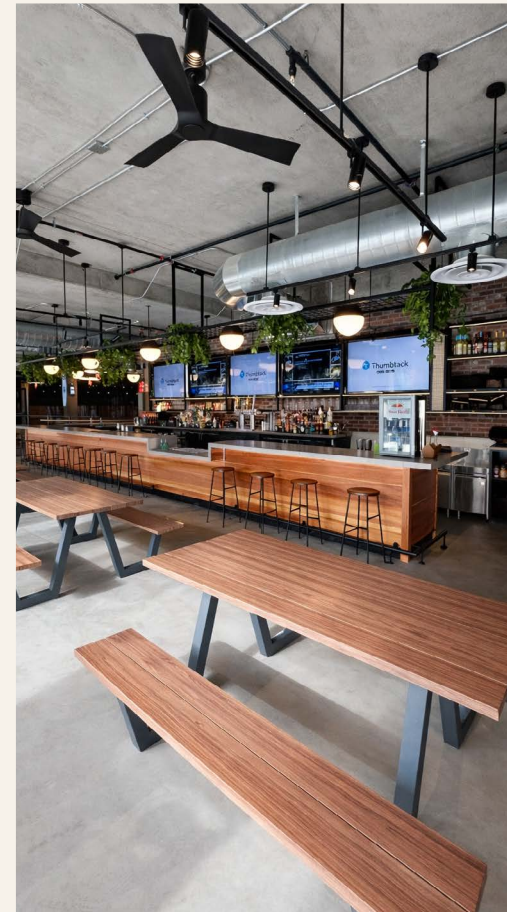


±4,726 - 12,363 SF
Ground Floor Retail Space



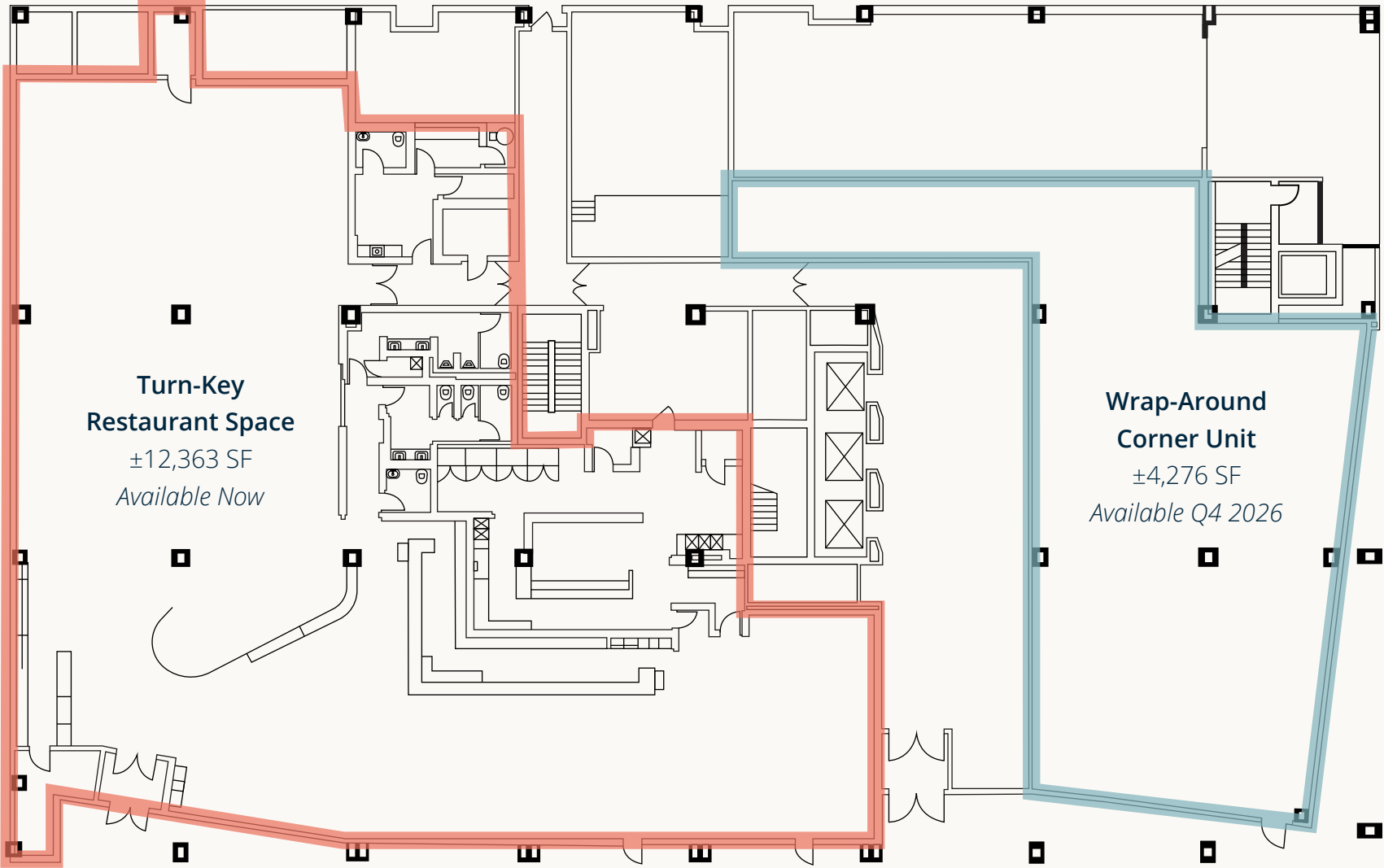
±98 - 128 FT
Premium Street Frontage

TURN-KEY RESTAURANT SPACE



Floor Plan

1755 Blake St | Denver, CO 80202



**Turn-Key
Restaurant Space**
±12,363 SF
Available Now

**Wrap-Around
Corner Unit**
±4,276 SF
Available Q4 2026

← 18TH STREET →

← BLAKE STREET →



Highlights

1755 Blake St | Denver, CO 80202

Union Station 10 Million Annual Visitors

16th Street Mall 4.7 Million Annual Visitors

Coors Field 2.8 Million Annual Visitors

Larimer Square 1 Million Annual Visitors

Ball Aena 3.6 Million Annual Visitors



Downtown Denver

WALKING DISTANCE | POINTS OF INTEREST

Union Station



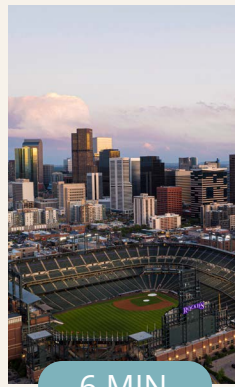
4 MIN

16th Street Mall



4 MIN

Coors Field



6 MIN

Larimer Square



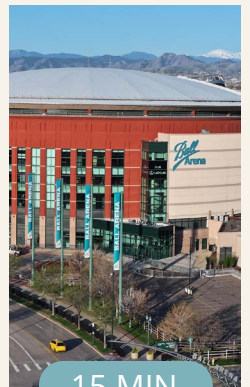
10 MIN

McGregor Square



5 MIN

Ball Arena



15 MIN



Demographics

1755 Blake St | Denver, CO 80202

0.50 MILE

2,959

Total
Businesses

45,646

Total
Employees

58,391

Total Daytime
Population

\$154,726

Average Household
Income

1 MILE

6,397

Total
Businesses

105,375

Total
Employees

132,996

Total Daytime
Population

\$145,007

Average Household
Income

2 MILE

12,490

Total
Businesses

181,351

Total
Employees

265,339

Total Daytime
Population

\$138,904

Average Household
Income

Want more? Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE  **esri**



OF GOING THE EXTRA MILE

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