

SIGNIFICANT PRICE DROP! NOW \$3.5 MILLION



INVESTMENT HIGHLIGHTS

- Class A stand-alone restaurant space in Greenwood Village with multiple levels, wrap around patios on both floors and a live music/dance area
- Property includes a private two-story parking structure with covered parking on the first floor
- Fully built out restaurant with extra prep, keg storage and freezer/cooler in basement
- Property Owner holds dormant Cabaret Liquor License which can be transferred to new owner/operator
- Located within the Village Plaza in the Denver Tech Center off DTC Blvd between Bellevue and Orchard
- Excellent demographics for median household income (over \$126K) and consumer spending (\$4.7B) within a two (2) mile radius)

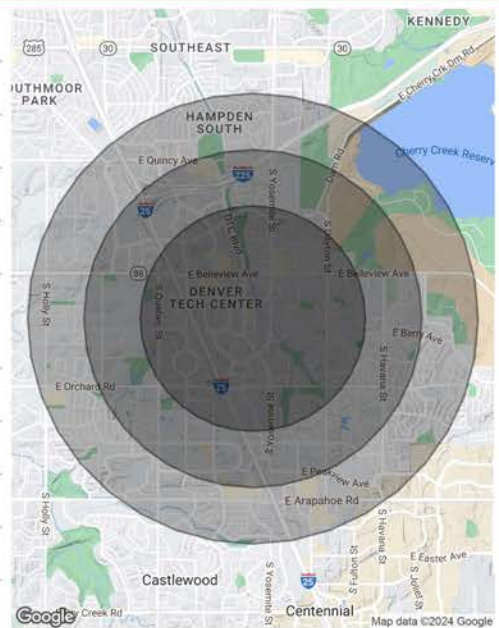
ADDRESS	5336 DTC Boulevard Greenwood Village, CO 80111		
PRICE	\$4,500,000 \$3,500,000		
TOTAL PROPERTY SF			
	BUILDING SF	PATIO SF	
1ST FLOOR	5,190 SF	1ST FLOOR	1,188 SF
2ND FLOOR	1,916 SF	2ND FLOOR	1,244 SF
BASEMENT (KITCHEN)	1,230 SF		
TOTALS	8,336 SF		2,432 SF
LOT SIZE	1.29 Acres 56,192 SF		
ZONING	TC (Town Center)		
SUBMARKET	Greenwood Village/DTC		
PARKING	+/- 100 spaces		
YEAR BUILT	2008		
PROPERTY TAXES	\$74,975.10 (2025)		



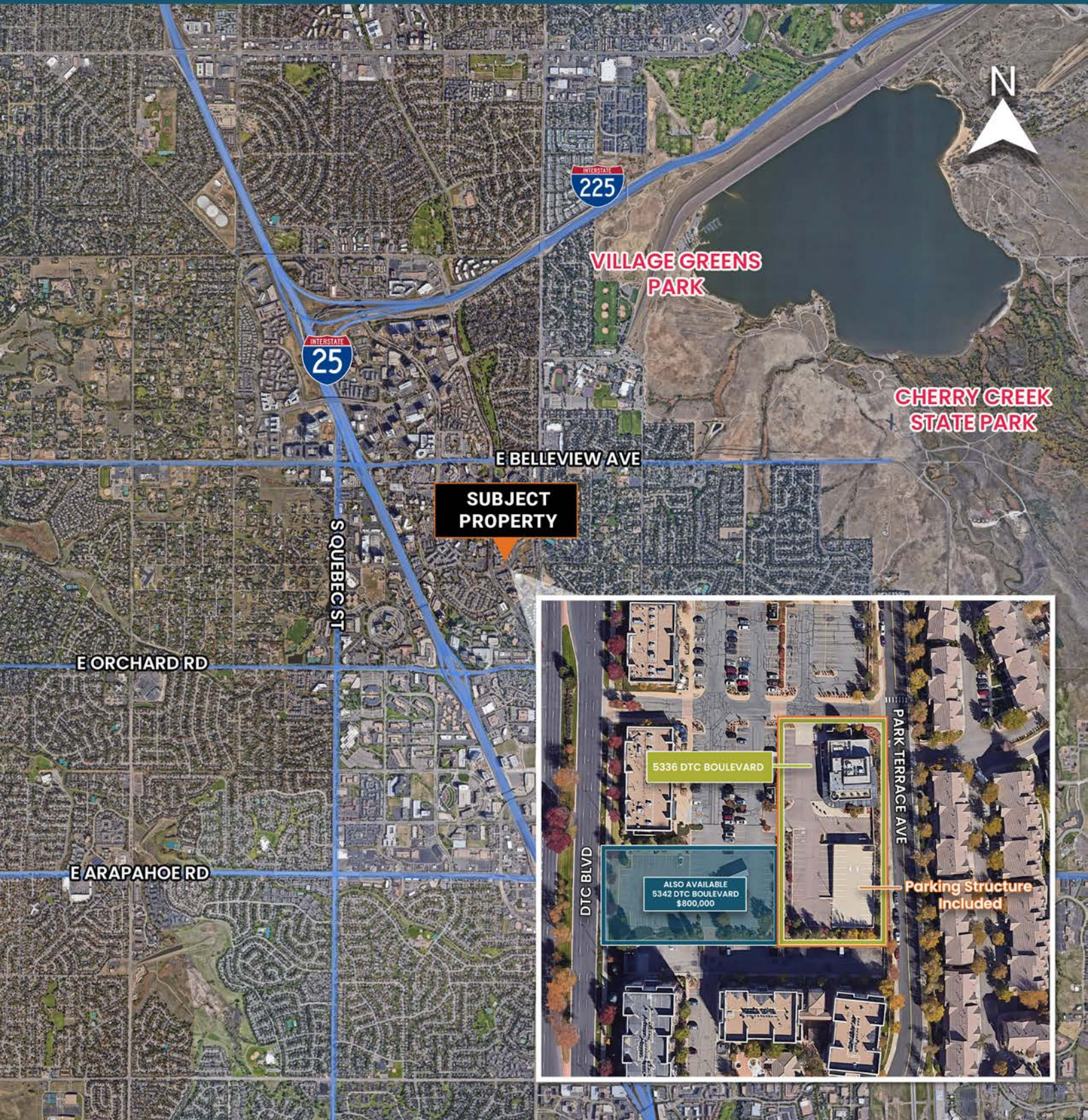
A wide-angle photograph of a modern building's exterior. The building features a light-colored stone or brick facade. A long, covered walkway with a dark metal roof extends along the front. Large glass windows and doors are visible, reflecting the street scene. Outdoor seating with wooden tables and chairs is arranged under the walkway. A small, dark, ornate lamp post stands in the foreground. The overall atmosphere is clean and contemporary.



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	4,092	11,189	26,260
Average Age	39	42	41
Average Age (Male)	38	41	40
Average Age (Female)	39	42	41
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,991	5,188	12,098
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$138,037	\$177,354	\$166,629
Average House Value	\$1,451,381	\$1,182,035	\$936,123



AREA MAP





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