

BEAUTIFUL HISTORIC RESTAURANT

24 Broadway, Denver, CO 80203

FOR LEASE



OFFERING SUMMARY

Available SF:	5,793	Lease Rate: Please Call Broker
1st Floor SF & Mezzanine:	3,680 RSF	Lower Level SF: 2,113 RSF

PROPERTY HIGHLIGHTS

- Beautiful 2nd generation restaurant/bar consisting of 3,680 RSF including mezzanine
- Fully built out kitchen including hood and near new continuous revolving tray oven for making pizza, bread, bagels, pastries, buns and foods.
- Plus a **rent free** full height built out usable basement of 2,113 RSF
- **Liquor License available to transfer to new tenant upon lease execution**
- Located in the trendy, densely populated Baker neighborhood, with heavy pedestrian and vehicular traffic minutes from downtown Denver
- Excellent visibility to Broadway with large picture windows
- Walker's Paradise Walk Score 97

DOUG ANTONOFF

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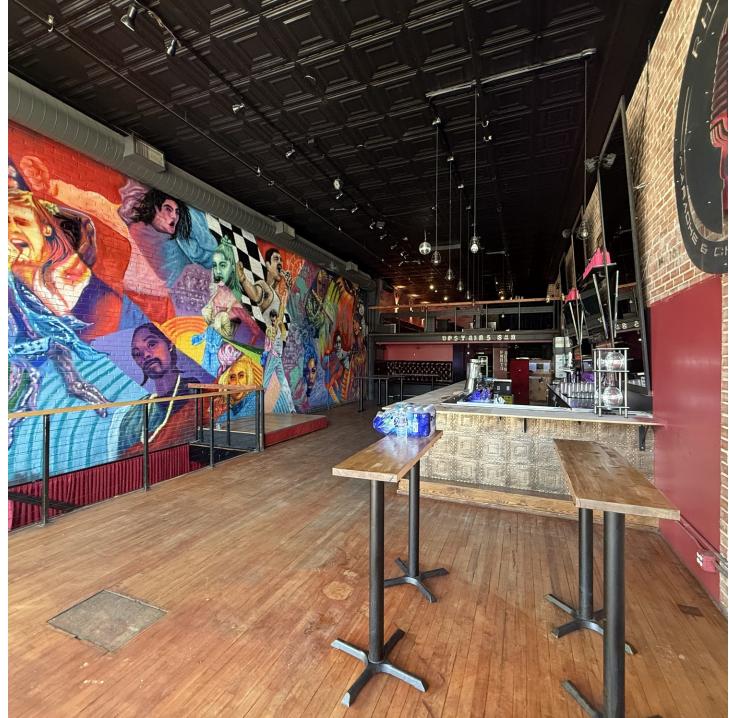
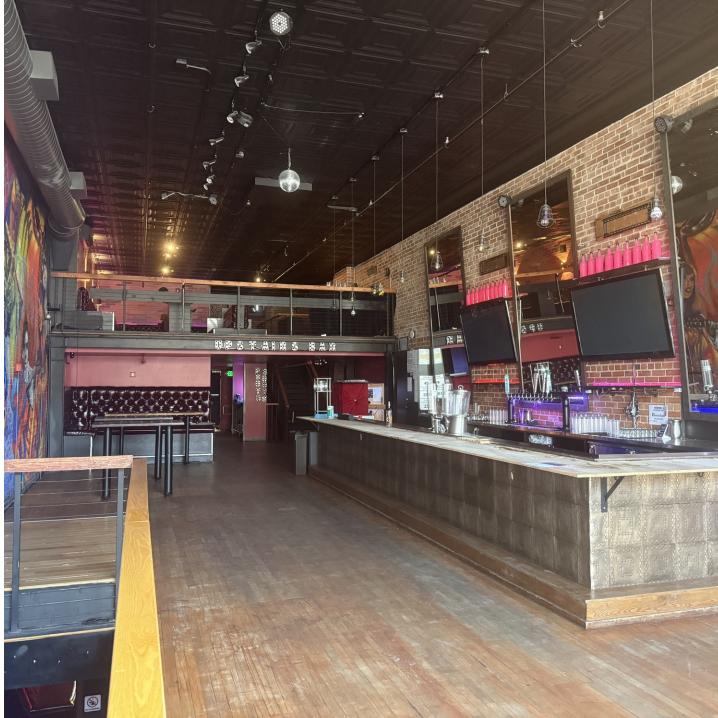
Property Description

Antonoff & Co. | 1528 Wazee Street | Denver, CO 80202 | 303.623.0200 | antonoff.com

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ADDITIONAL PROPERTY HIGHLIGHTS

- Many historic details intact, including tin ceilings, wood doors, exposed brick, and high 16' ceilings
- Surrounded by great tenants and lively night entertainment including the Mayan Theatre, Punch Bowl Social, Snooze, Ti Cafe, Dave's Hot Chicken, Postino, Atomic Cowboy, The Irish Rover Pub, Voodoo Doughnut, Sobo 151 Bar & Grill, Wax Trax Records, Skylark Lounge, Go-Fish Sushi, Club 404 and numerous unique retailers, restaurants and bars
- Near the University of Denver, and many great dense neighborhoods such as Historic Baker, Country Club, Alamo Placita, Washington Park, Cheesman Park, Congress Park, Bonnie Brae and Belcaro
- Proposed 7 story mixed use development at the corner of Lincoln Avenue and East 1st Avenue will bring more residential density to the Baker neighborhood

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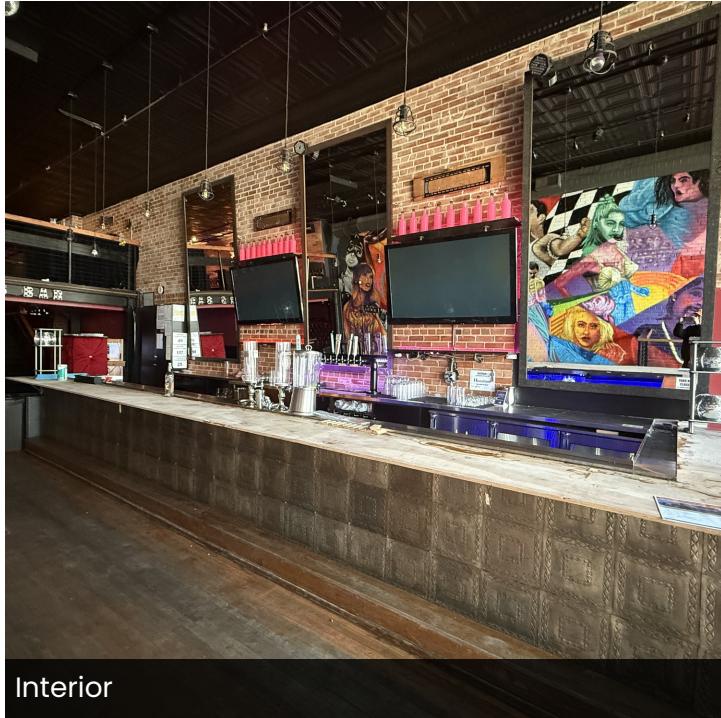
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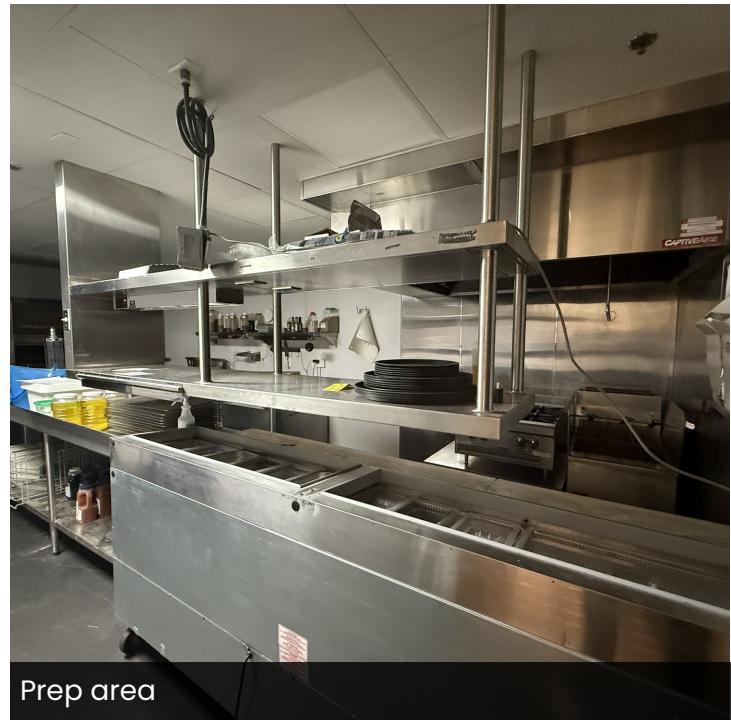
Interior



2,113 RSF full height built out usable basement



Revolving tray oven



Prep area

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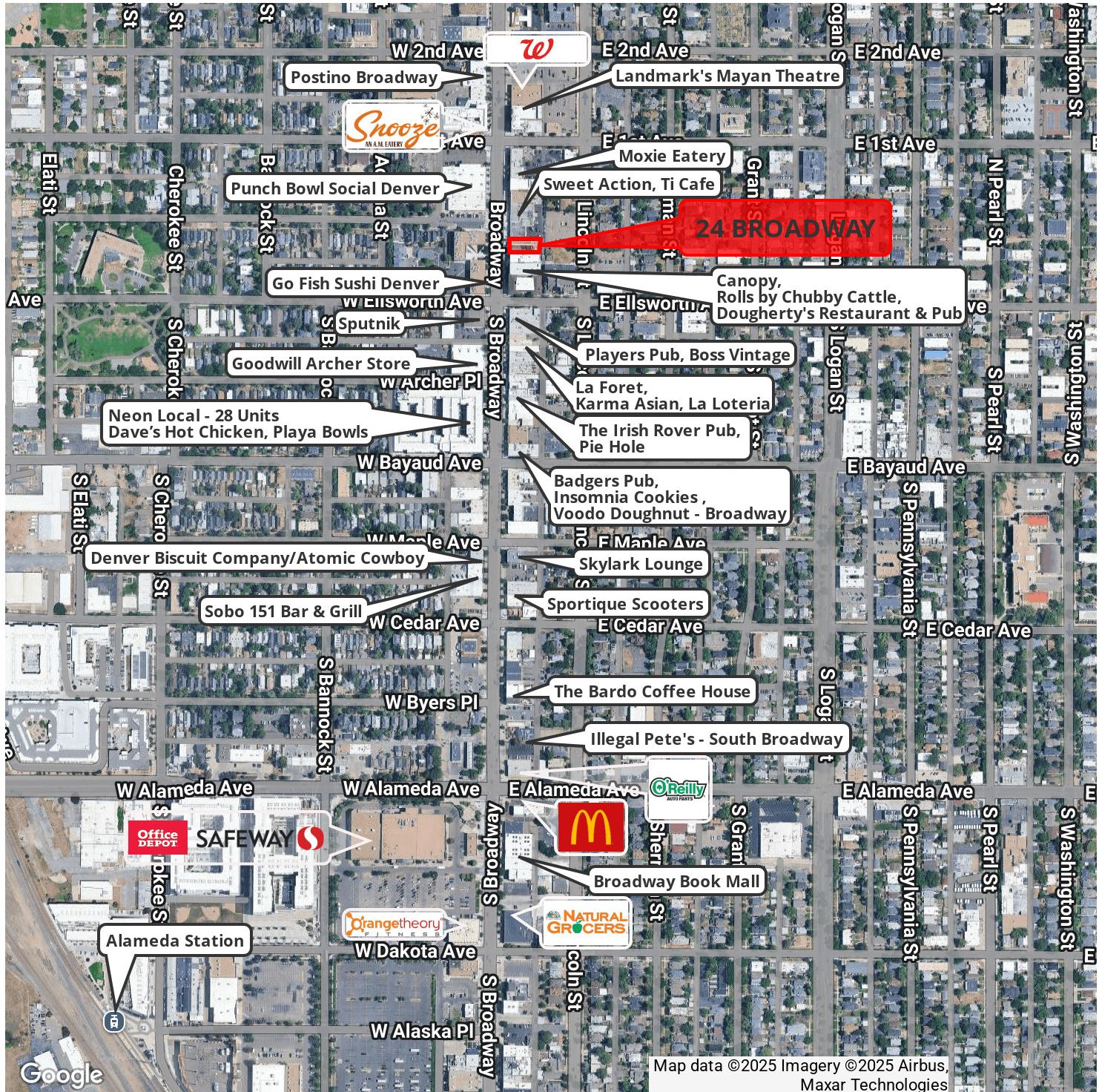
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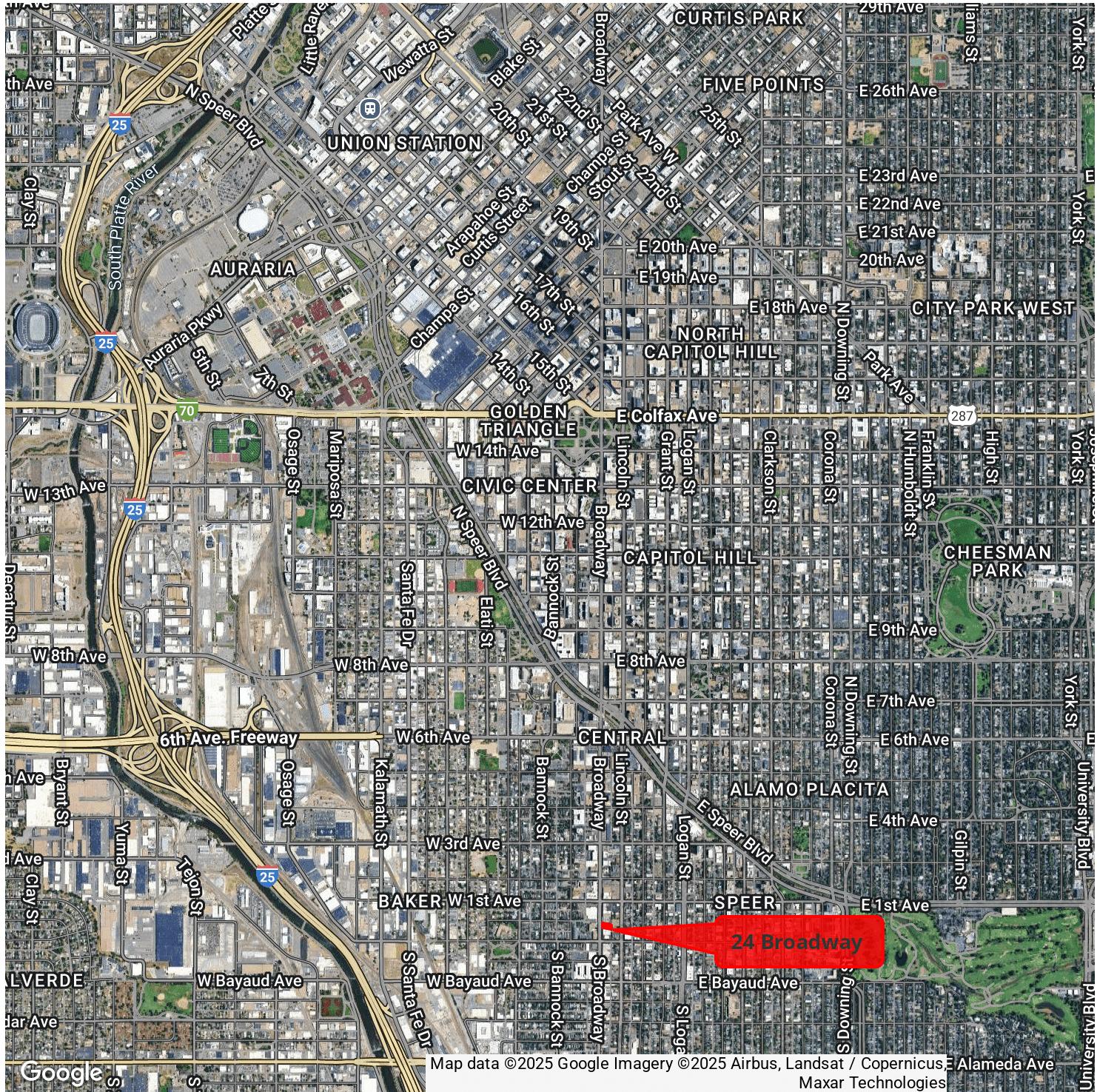
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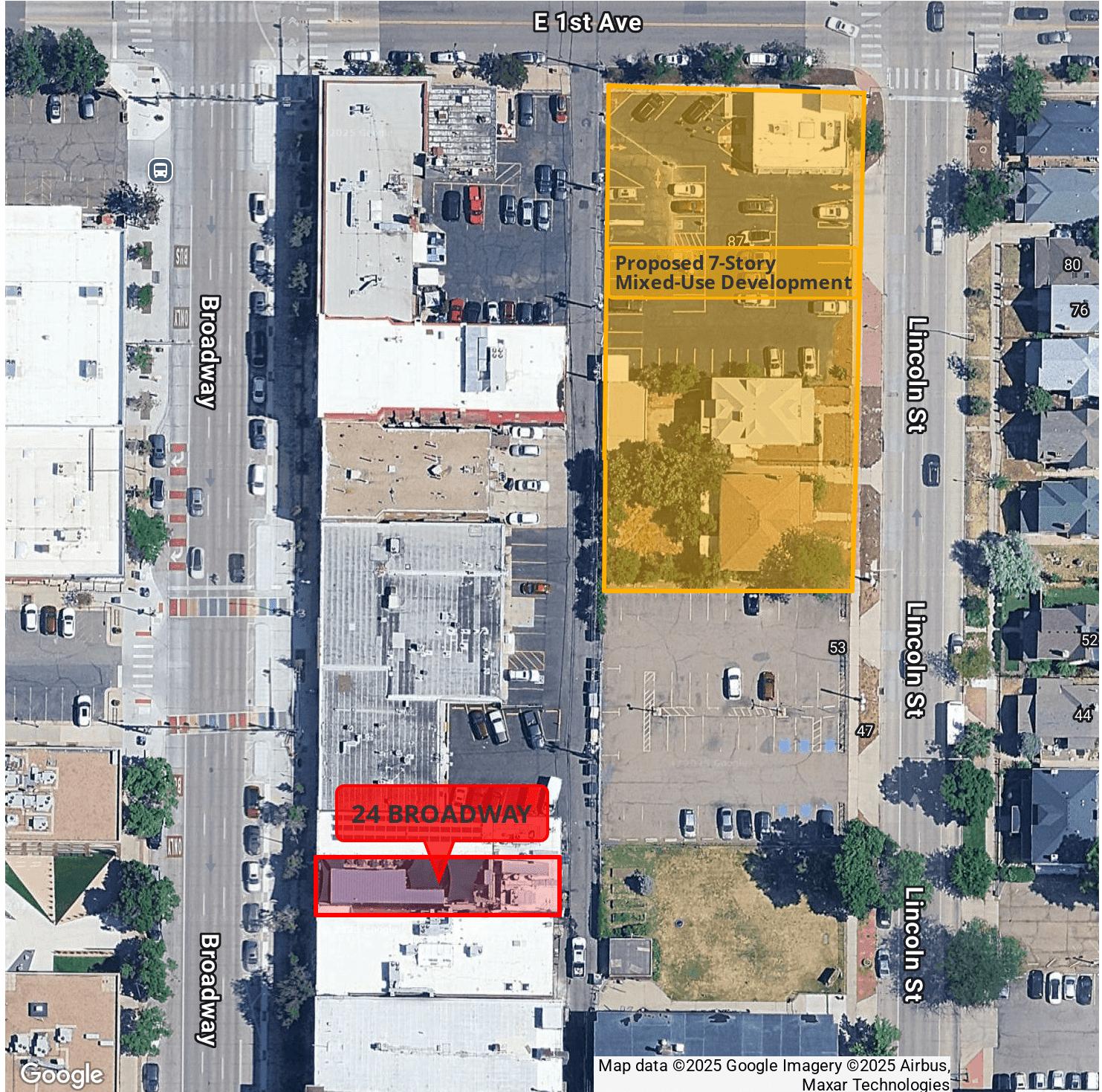
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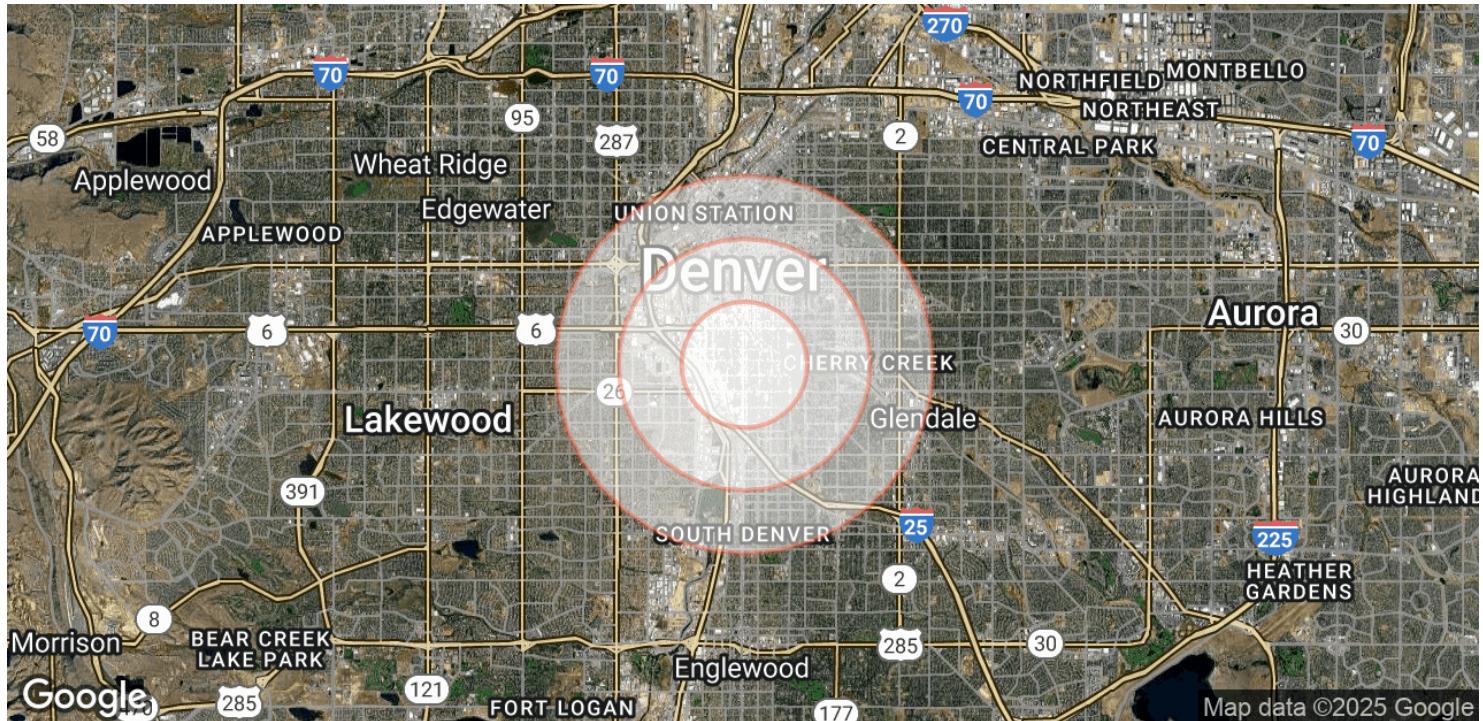
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TRAFFIC COUNTS

Lincoln St. S of E. 1st Ave.	31,924/vpd
Broadway N. of Ellsworth	29,766/vpd**
Lincoln St. N of E. 1st Ave	24,141/vpd

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2024 Total Population	32,535	237,106	549,014
2024 Average Household Income	\$111,620	\$114,321	\$111,026
Businesses	3,580	26,856	46,675
Employees	28,777	261,278	401,974

*Demographics & Traffic Counts provided by CoStar

** Traffic count provided by drcog

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