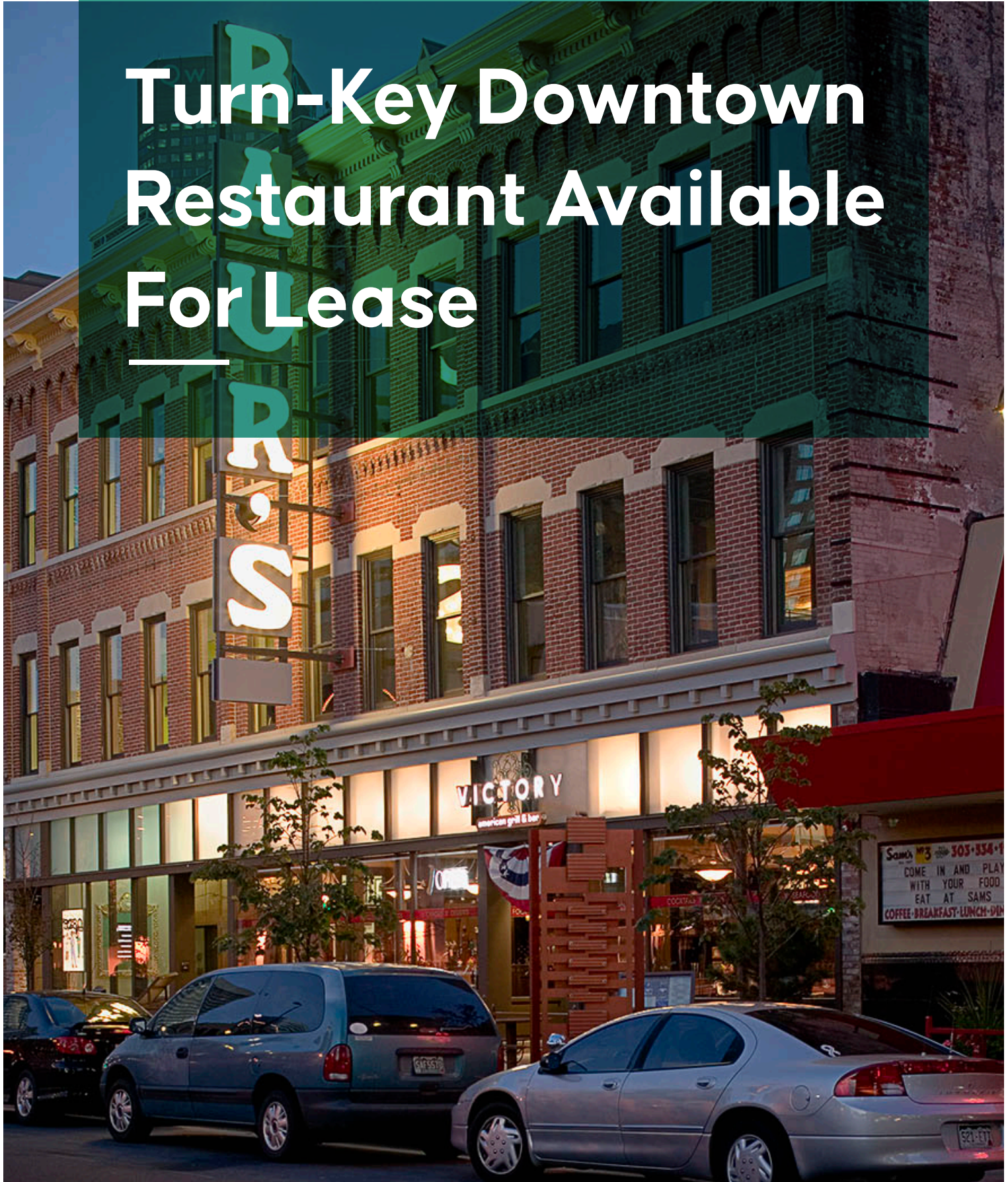


Turn-Key Downtown Restaurant Available For Lease



About The Property

This is a rare opportunity to lease a turn-key restaurant in the heart of Downtown Denver. This restaurant, bar, and music venue has a cabaret liquor license and is located in the historic Baur's Building. With close proximity to hotels, condos, apartments, night life, the Denver Center of Performing Arts, and the Colorado Convention Center this location gets great visibility! This space has great potential for new restaurant concepts, such as a food hall or ghost kitchen for multiple tenants. The second floor is also home to a popular coworking space. Don't miss this great offering!



Square Footage

8,907

This open concept floor plan offers a gorgeous bar, original tile floor, dining rooms, a large kitchen with walk-in coolers and freezers, and basement storage with available lockers.



Location

Downtown Denver

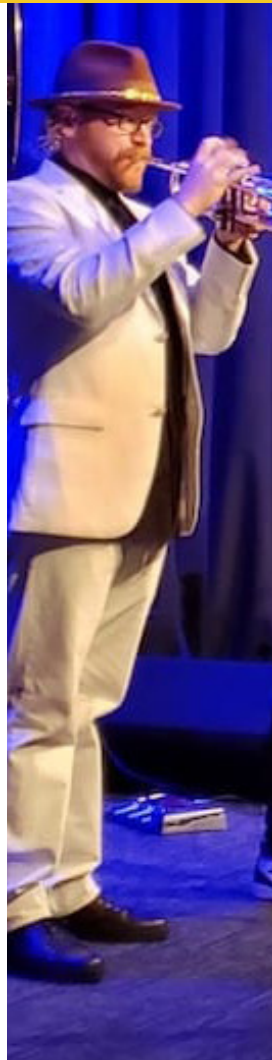
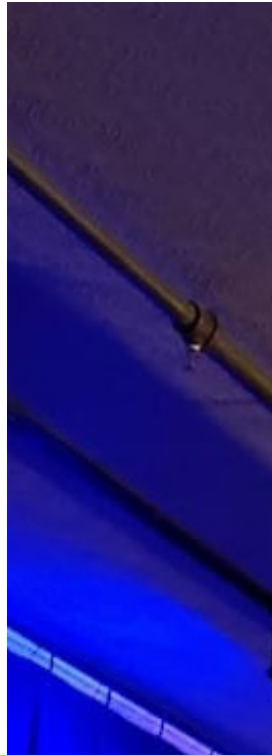
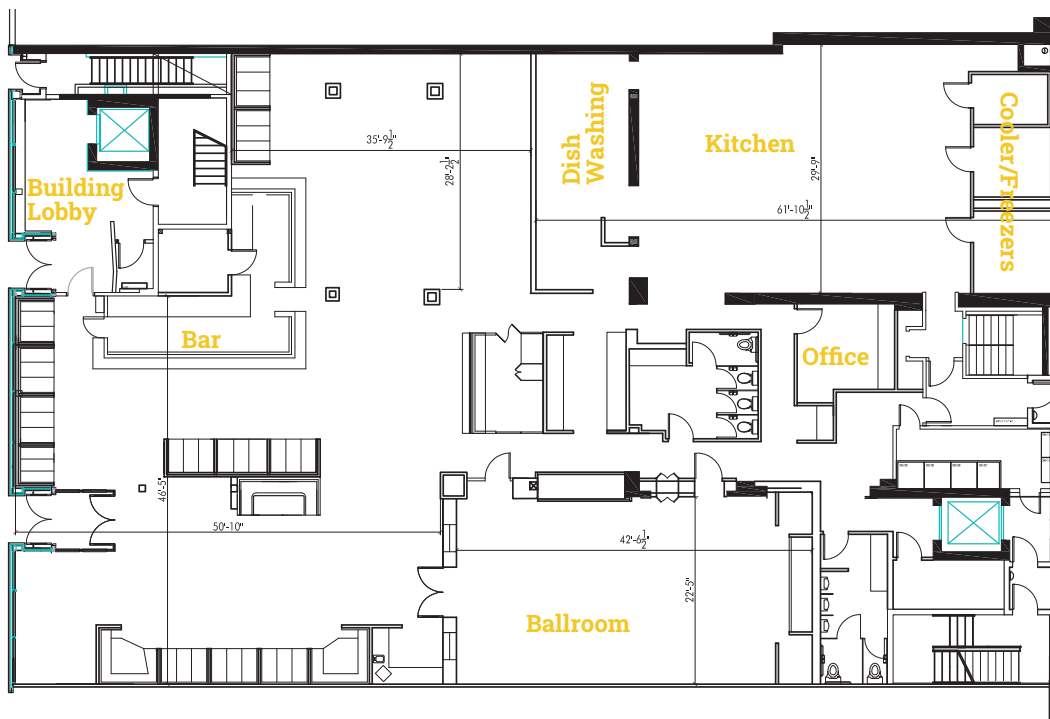
Right off of 16th Street Mall and Curtis Street, this location receives a lot of foot traffic (plus a 95 walk score!) and on average **4,586 VPD**. Population within a **2-mile radius is 147,574** with a **growth of 2.3% each year** and the **average income is \$105,514**. source: Costar.com for 2022



Baur's Building

A Historic Candy Factory

Founded in 1872, this restaurant is located in the former home of Baur's Confectionary Company, a beloved staple from Denver's past. This building is registered as a historic landmark.





This is a unique space with historic character. Exposed wood beams, crown molding, and original restored tile flooring throughout. A restaurant, bar/night club, music venue, hip office space, and food hall are among the many potential uses for such a stand-out location. Kitchen/bar equipment and walk-in freezers and coolers included. With a central downtown location and two floors of dense office and co-working located above the restaurant, any use could be a welcomed amenity for a dedicated clientele from morning to evening. Oh, did we forget to mention the potential for a Speakeasy below the restaurant? Contact us for a private tour of Denver's next staple.





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