

# CAPITOL HILL BAR/RESTAURANT OPPORTUNITY

1201 E Colfax Avenue, Denver, Colorado



## DEMOGRAPHICS

### POPULATION



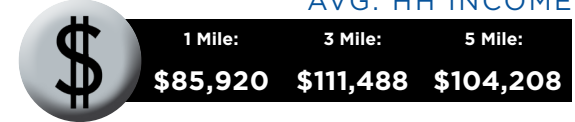
### DAYTIME POPULATION



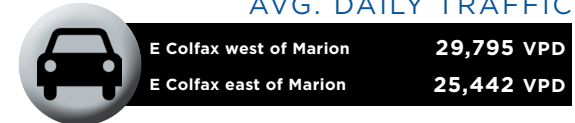
### HOUSEHOLDS



### AVG. HH INCOME



### AVG. DAILY TRAFFIC



## PROPERTY OVERVIEW:

- **Available:** 8,398 SF  
(Main Floor approx. 4,421 SF, Lower Level approx. 3,977 SF)
- Two outside patio areas
- **Lease Rate:** Call Listing Agent for Pricing & Terms
- **NNN Expense:** Estimated at \$15.45 PSF
- **Parking:** 19 dedicated spaces (Call Agent for Pricing) plus additional parking after 6 PM and on weekends
- Hotel & restaurant liquor license can be transferred
- Excellent Capitol Hill location & convenient customer parking

*For more information,  
contact:*

**Rich Otterstetter**

**303 883 1003**

**[richo@creginc.com](mailto:richo@creginc.com)**

**CROSBIE**  
REAL ESTATE  
GROUP



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**19,000+ Capitol Hill Residents**

**SITE**

**Marion Street Patio**

For more information, contact:  
 Rich Otterstetter: 303 883 1003 richo@creginc.com

Disclosure Agreement

