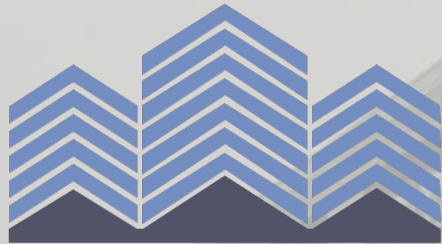


**OFFERING
MEMORANDUM**

**121 2nd Ave
Niwot, CO**

**DOWNTOWN NIWOT
RESTAURANT BUILDING
FOR SALE**



SUMMIT
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The information contained herein was obtained from sources deemed reliable and while thought to be correct, accuracy it is not guaranteed.

PROPERTY OVERVIEW

121 2nd Ave, Niwot, CO

Zoning	Niwot Rural Community District I (NRCD I - Boulder County)
Parcel Size	0.26 acres (11,474 sf)
Building Size	Total: 6,668 sf Main Floor: 4,718 sf 2nd Floor: 1,950 sf
Patio Size	Est. 1,800 sf
Sale Price	\$4,300,000
Restaurant Occupancy	218
Property Taxes	\$46,742.22
Parking	5 Dedicated and Common Parking in Downtown Niwot
Jurisdiction	Unincorporated Boulder County
Year Built	1908, renovated in 1995 & 2014

Located in Old Town Niwot, 121 2nd Ave is a fantastically restored, sophisticated, and welcoming two-story historic building, completely renovated and ready to serve patrons from near and far.

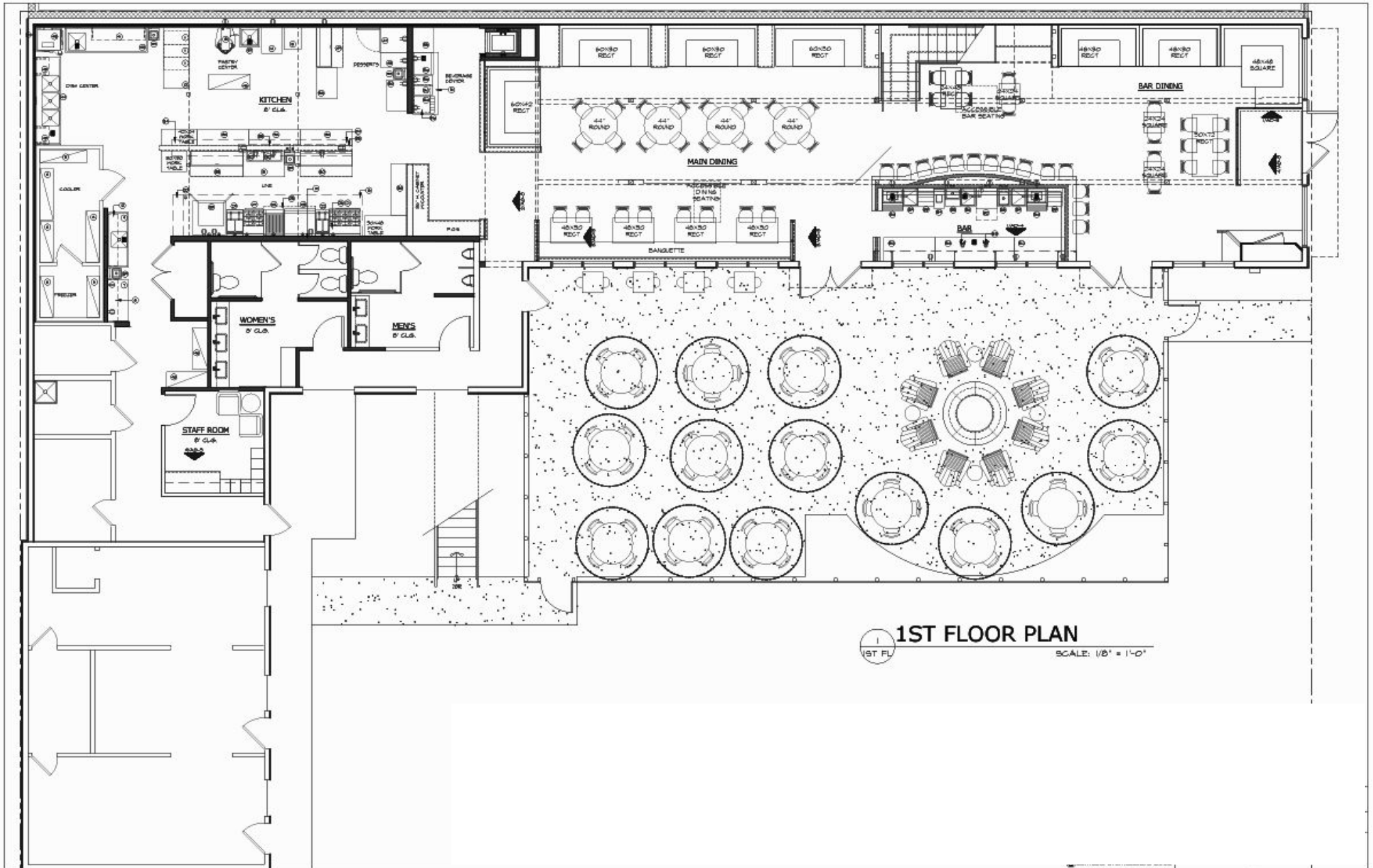
Historic Landmark Designation:

The White House - 121 Second Avenue (Constructed 1914) - is a simple rectangular plan with a front gable roof hidden behind a false front with a simple cornice . The structure is two stories and has had additions on the side and back that make the building most conducive to restaurant use . Two, double-hung second story windows are vertically aligned with elements from the first floor . The first floor windows are symmetrically located on either side of a double-door entrance . The windows are divided by muntins into smaller lights . Historic photos show that the original windows were not divided by muntins . An awning, which incorporates a sign, has been added onto the front of the building . This building is of frame construction with horizontally-oriented wood siding with drop joint construction.

PROPERTY OVERVIEW

121 2nd Ave, Niwot, CO

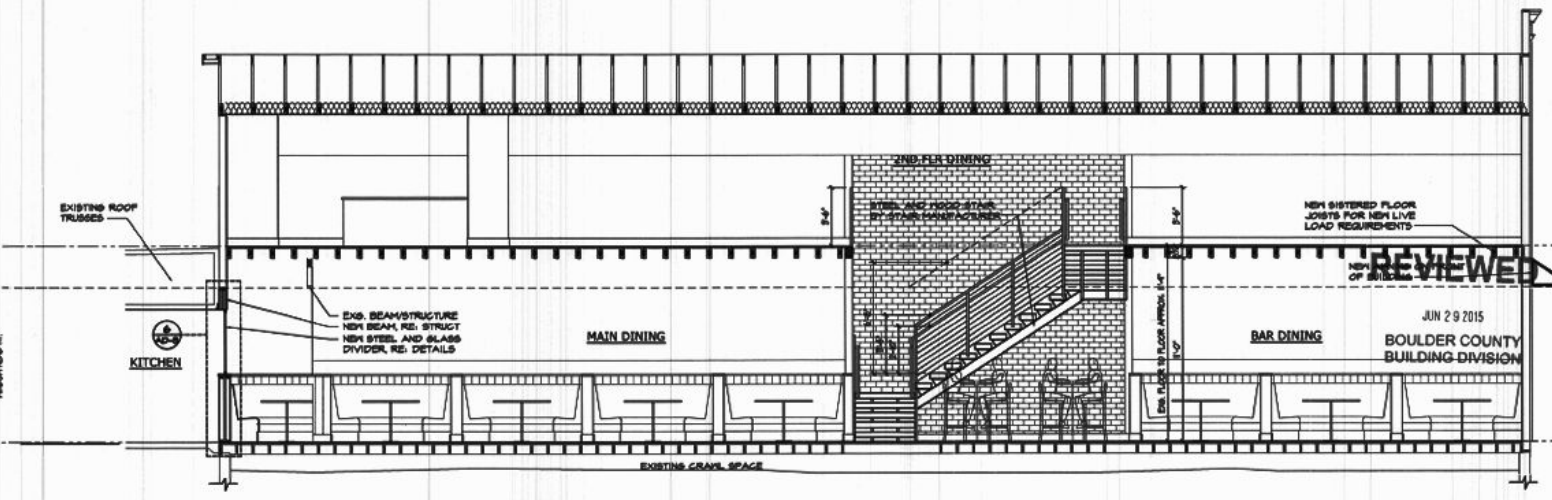
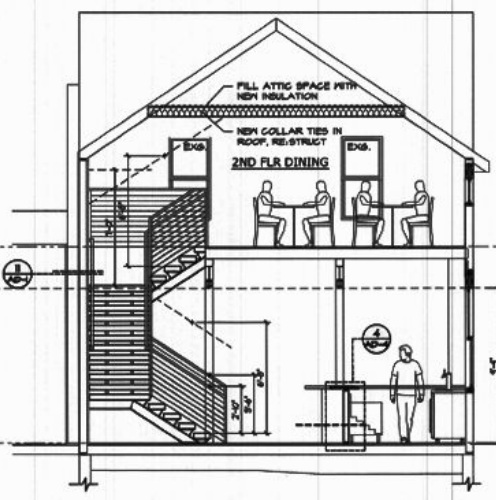
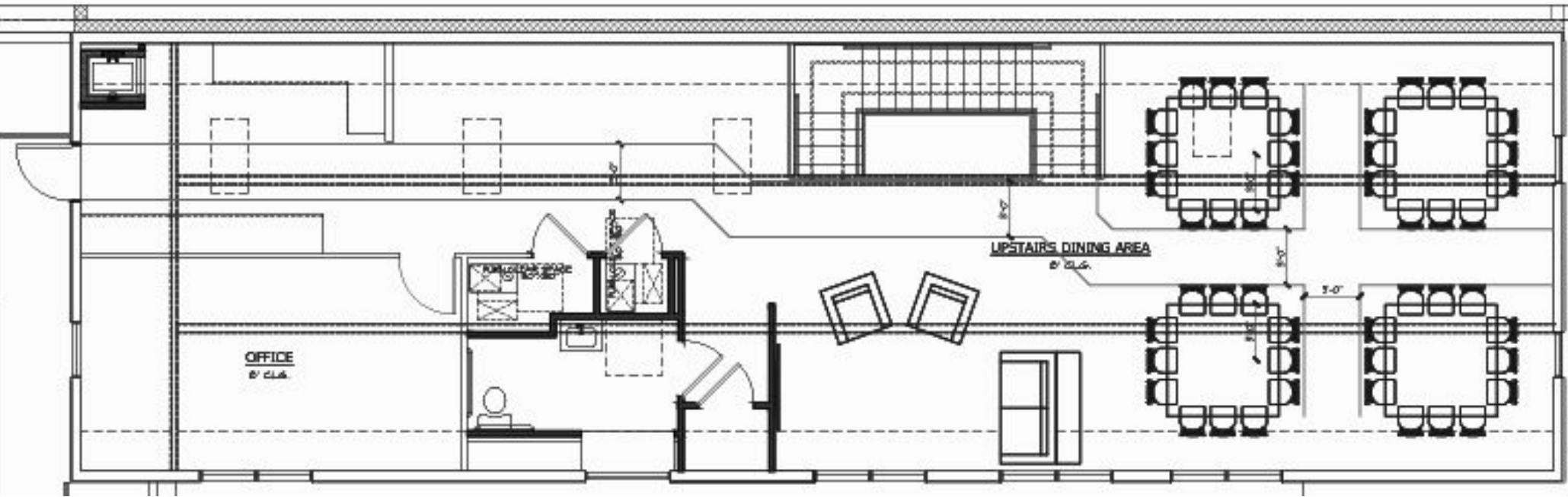
First Floor - Floor Plan



PROPERTY OVERVIEW

121 2nd Ave, Niwot, CO

Second Floor - Floor Plan & Building Elevations



AREA DEMOGRAPHICS

121 2nd Ave, Niwot, CO

DEMOGRAPHICS

CATEGORIES	1 Mi	3 Mi	5 Mi
Population	2,388	17,619	27,116
Average Household Income	\$199,078	\$184,818	\$153,423
Median Disposable Income	\$116,093	\$109,033	\$84,888
Bachelor's/Grad/Prof Degree	68.6%	74.0%	60.5%
Went to Restaurant/Steak House 4+ Times/30 Days	21.8%	23.1%	22.3%

TRAFFIC COUNTS

LOCATION	CARS/DAY
CO 119 South Bound (Diagonal Highway)	42,411
CO 119 North Bound (Diagonal Highway)	38,000
Niwot Road	4,782

PROPERTY OVERVIEW

121 2nd Ave, Niwot, CO
Aerial View



PROPERTY OVERVIEW

121 2nd Ave, Niwot, CO

Dining Room Photographs



PROPERTY OVERVIEW

121 2nd Ave, Niwot, CO
Bar & Patio Photographs



PROPERTY OVERVIEW

121 2nd Ave, Niwot, CO

Dining Room Photographs



PROPERTY OVERVIEW

121 2nd Ave, Niwot, CO

Kitchen Photographs



PROPERTY OVERVIEW

121 2nd Ave, Niwot, CO

Downtown Niwot Photographs



CONTACT US

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