

Area Bars & Restaurants

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|----|----|
| 1 | 14 |
| 2 | 15 |
| 3 | 16 |
| 4 | 17 |
| 5 | 18 |
| 6 | 19 |
| 7 | 20 |
| 8 | 21 |
| 9 | 22 |
| 10 | 23 |
| 11 | 24 |
| 12 | 25 |
| 13 | 26 |

BALLPARK NEIGHBORHOOD
RESTAURANT WITH ROOFTOP
PATIO FOR LEASE

2124^H
LARIMER STREET

2124 LARIMER STREET | DENVER, CO 80205

TRAFFIC COUNTS

- **20,113 VPD** On 22nd Street North West of Larimer Street
- **22,074 VPD** On 22nd Street South East of Larimer Street

2022 MPSI Estimates

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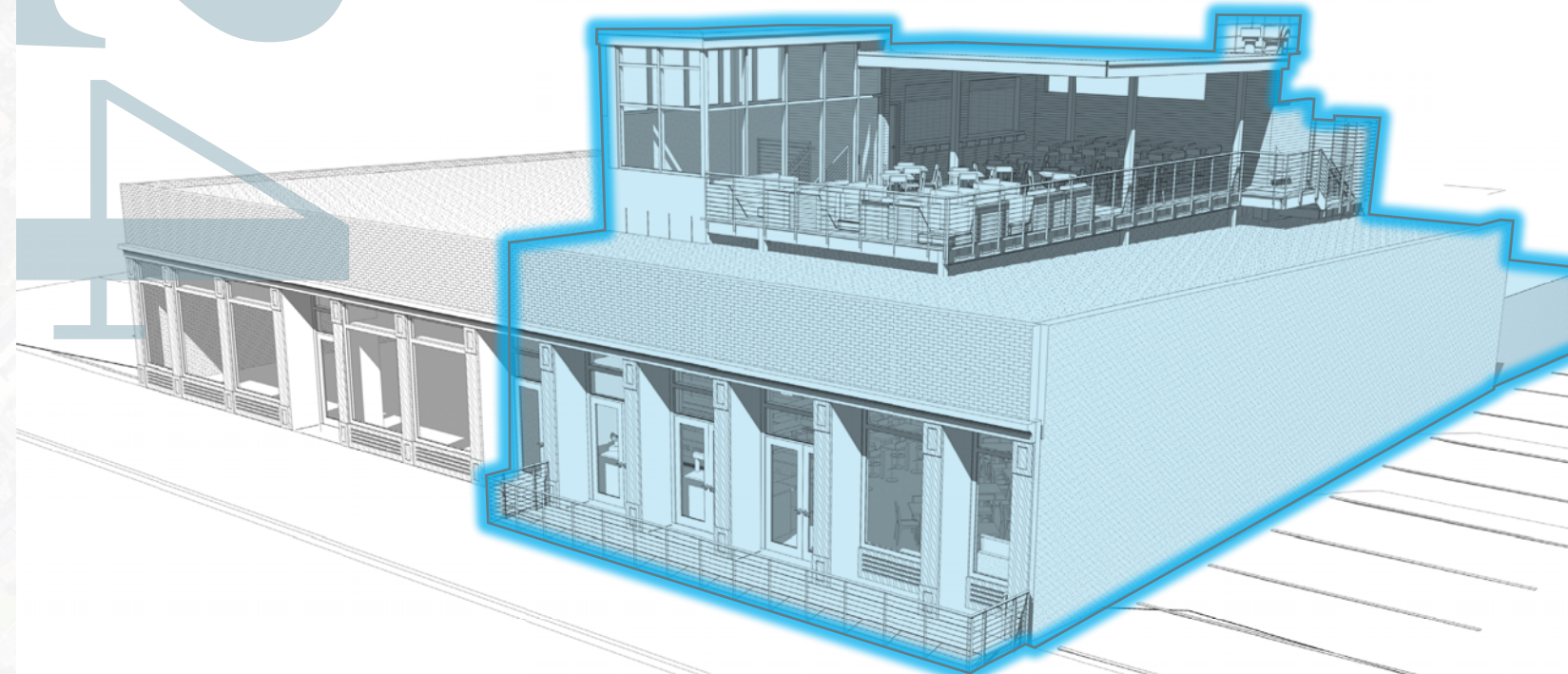
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BROKERAGE DISCLOSURE



2124th LARIMER STREET

DEMOGRAPHICS	0.25 Miles	0.5 Miles	1 Mile
2023 Total Population	4,729	12,200	48,184
2023 Total Daytime Population	6,471	42,757	151,417
Average Household Income	\$80,589	\$88,074	\$98,187

Source: Esri 2023 estimates

SITE INFORMATION

- 3,604 SF of restaurant space + 1,689 SF of rooftop patio space
- LEASE RATE: Contact broker
- NNN: \$13.27/SF + \$3.85/SF water charge

PROPERTY HIGHLIGHTS

- Fully fixtured restaurant space with huge rooftop patio
- FF&E for sale - price negotiable
- Surrounded by many other bars and restaurants
- Transferable liquor license
- Over 2,800 MF units in a 4-block radius
- 1 block from Coors Field – over 2.5 million visitors annually
- Excellent Ballpark Neighborhood location
- Located on the 5280 loop

