

2907
HURON ST.
DENVER, CO 80210

FOR LEASE



Turnkey Restaurant & Bar Downtown Denver

Property Overview

- **Turnkey bar & restaurant** opportunity in the heart of Ballpark with existing bar buildout, kitchen infrastructure, and FF&E in place
- **Large outdoor patio** paired with an efficient interior layout, ideal for high-volume service, events, and seamless operations
- **Prime, high-exposure location** with strong foot traffic from nearby offices, dense residential, and Coors Field
- **Walkable** to Union Station and surrounded by Denver's top bars, restaurants, and nightlife, creating a built-in customer base
- **Excellent accessibility** via major arterials, nearby RTD Light Rail, and convenient access to I-25
- **Liquor license available** (subject to transfer) and ideal for experienced operators seeking a proven, plug-and-play hospitality location



Property Facts

UNIT SIZE	5,235 SF
ZONING	R-MU-30
PARKING	Contact Broker
LEASE RATE	\$31.50/SF NNN
NNN EST.	\$11.29/SF

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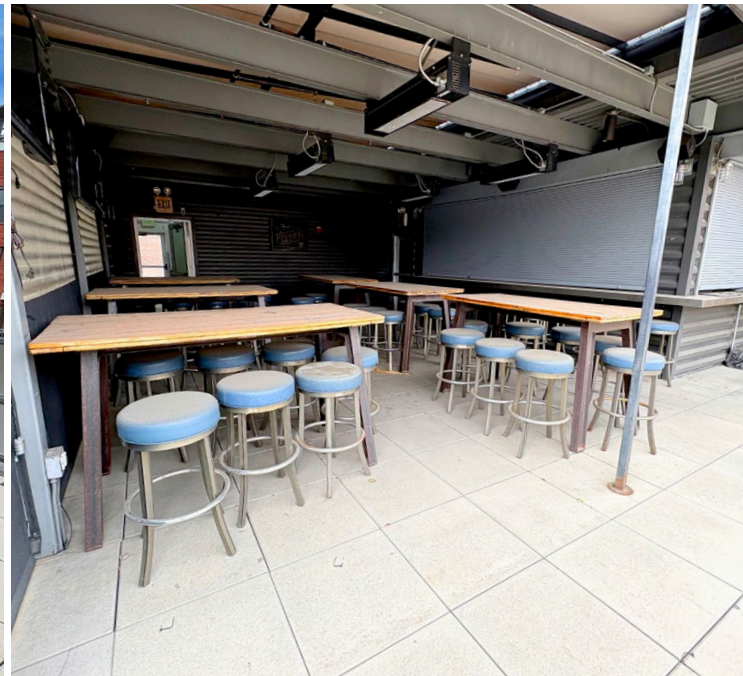
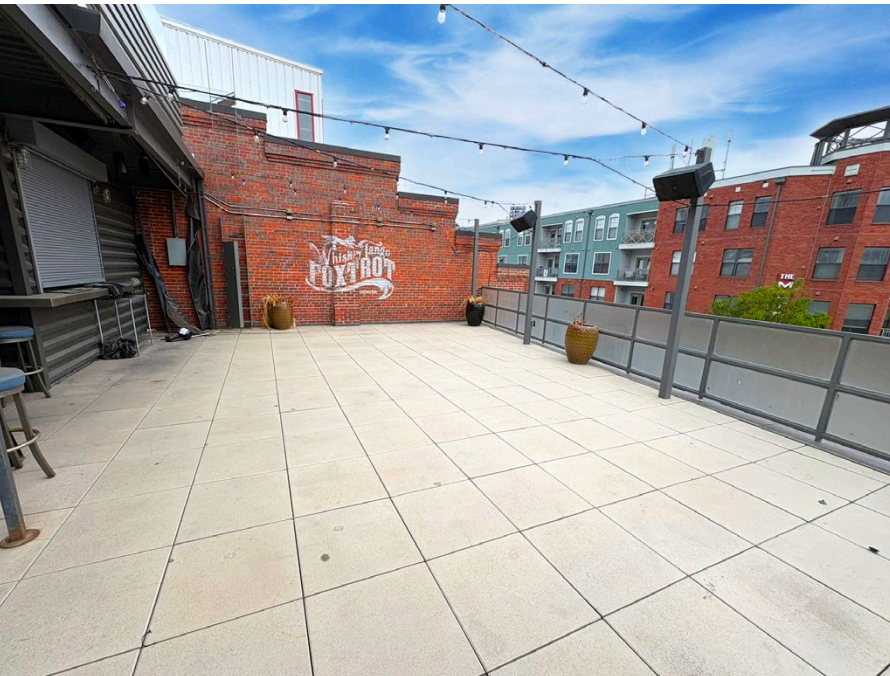
PHOTOS RESTAURANT



PHOTOS KITCHEN



PHOTOS PATIO



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Very Walkable 82

AREA DEMOGRAPHICS

	1 MI	3 MI	5 MI
Population	45,747	221,096	448,273
Median HH Income	\$96,986	\$86,051	\$82,909
Daytime Employees	70,504	233,038	379,836
Bachelor's or Higher	62%	58%	51%
Median Home Value	\$769,649	\$671,346	\$629,975

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