



FEATURES

- Cherry Creek North Neighborhood
- Recently Remodeled and Upgraded
- 3,041 Square Feet + Basement
- Well Equipped Kitchen
- 11 Foot Exhaust Hood
- Walk-in Refrigeration
- 130 Total Seats
- Large Patio
- Valuable H & R Liquor License
- Amazing Lease at \$18.45 PSF
- \$295,000 plus Inventory

OVERVIEW

This restaurant and bar located in the Cherry Creek North neighborhood was known as The Irish Hound, a favorite neighborhood watering hole for many years. Recently remodeled and upgraded, located off the highly traveled 6th Avenue next to the infamous Barolo Grill, this beautiful space is ready for your concept. The high end Cherry Creek North neighborhood has higher than average household incomes that support a thriving and walkable mix of classic and contemporary restaurants and retail.

The 3,041 SF space has a well equipped kitchen with an 11 foot exhaust hood, grease trap, additional basement storage and walk-in refrigeration. There are 130 total seats and floor-to-ceiling glass doors that open to the large patio from the dining room. A new liquor license in this upscale neighborhood would be impossible to obtain but the valuable H & R liquor license is capable of transfer. The under-market lease is currently at an amazingly low \$18.45 per square foot and has 2, 5 year options for renewal.

CONTACT:

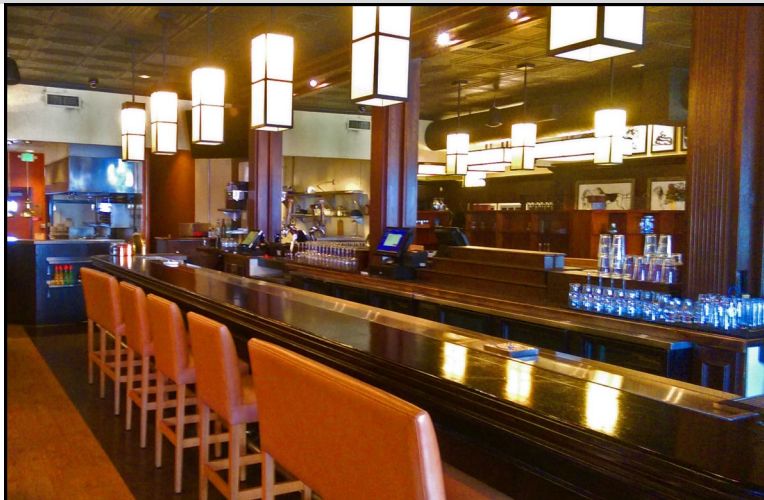
Mark Valente
Associate Broker
303.220.7919 ext. 109
mv@sanbornandcompany.com

SanbornAndCompany.com

455 Sherman St., Suite 490
Denver, CO 80203
303-220-7919 (P)
303-220-8191 (F)

SANBORN AND COMPANY

Restaurant & Bar for Sale
Cherry Creek North Neighborhood
575 Saint Paul Street, Denver



Demographics*	1 Mile	3 Miles	5 Miles
Population	26,852	228,889	535,674
Average HH Income	\$116,697	\$93,769	\$84,320
Daytime Population	25,942	247,214	418,632

*Source CoStar.com

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