

RETAIL/BREWERY/RESTAURANT FOR LEASE



Turn Key - Low Rent

2403 CHAMPA ST., DENVER, CO 80205

Lease Rate: \$23 x sqf year,
+ \$2.5 NNN

Building Size: 24.000sqf

Floor: Ground Floor

Ceiling Height: 14ft

Parking: Up to 36 Spaces

Year Remodeled: 2018

Zoning: D-AS, 80ft tall

Available Indoor Sqf: 12.000sqf or More

Available Outdoor Sqf: 12.000sqf

- Fully upgraded and remodeled building
- Ground floor space with open floor-plan, sprawling patio and ample parking
- Ideally located just north of Downtown in Curtis Park; many restaurants, bars, and retail stores all within walking distance; excellent access to I-25 and I-70; close to light rail and bus line
- Epic opportunity with lowest Lease Rate in Denver
- Equipped with turnkey brewery and kitchen equipment on request, included in the lease rate (will be removed if the tenant is not interested)



Alex Liberati

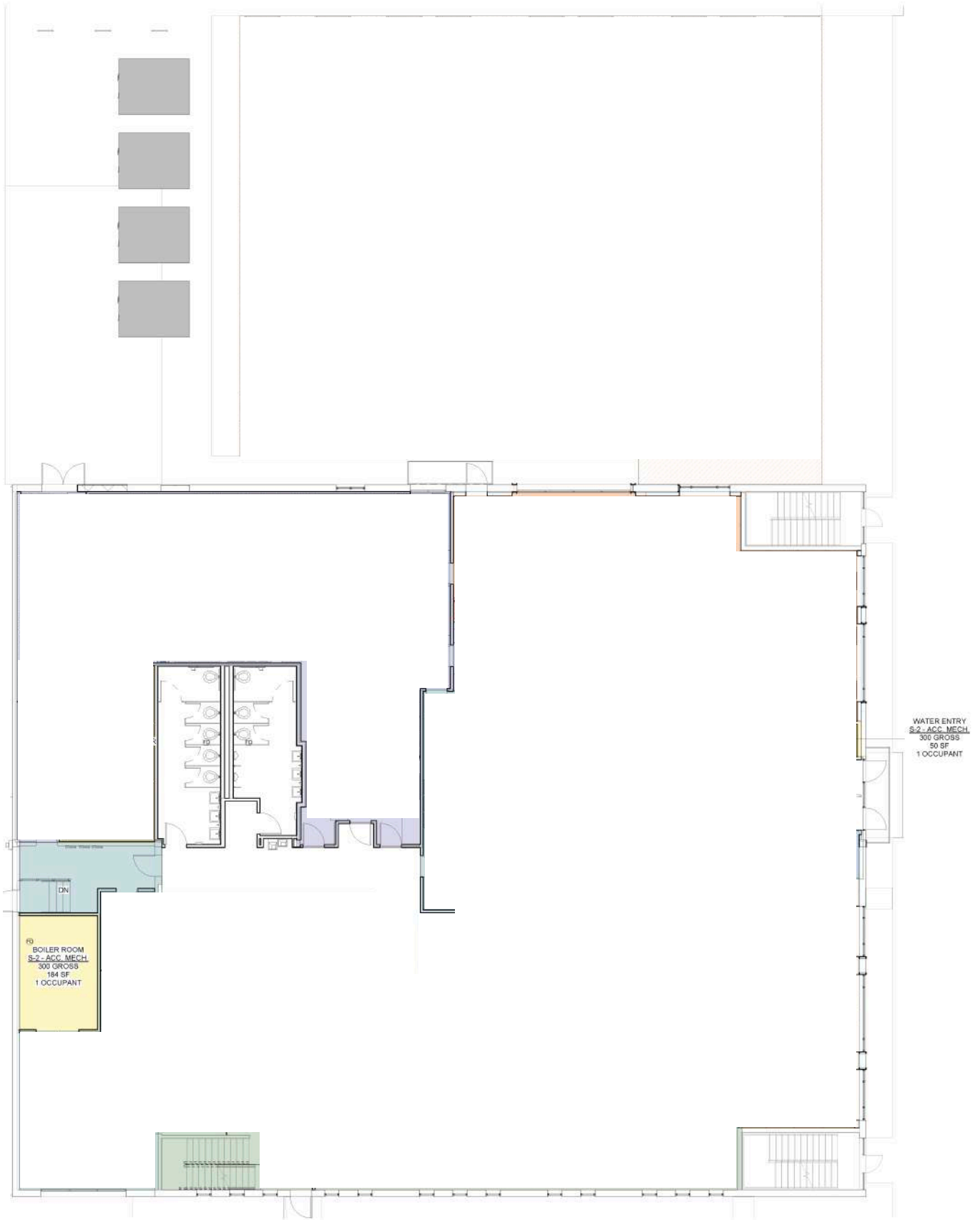
Owner

Tel: 323.740.2368

info@liberatidenver.com

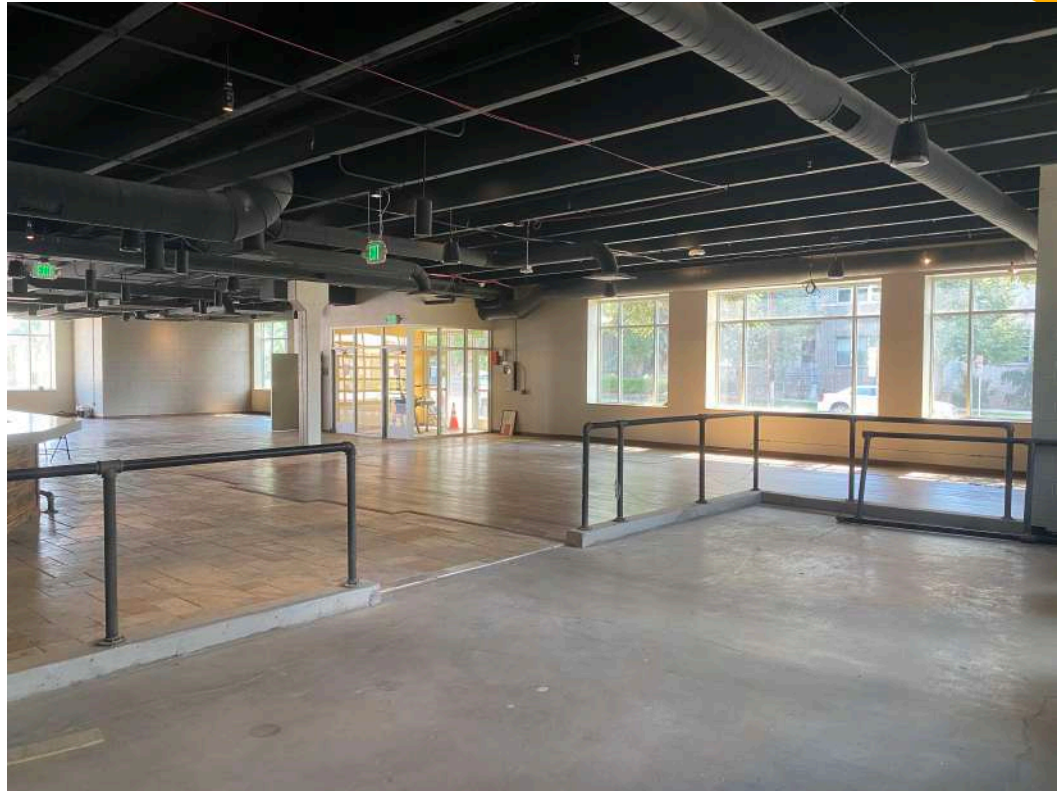
LIBERATI REAL ESTATE

FLOOR-PLAN



Occupancy Classifications & Occupant Load
Ground Floor
1/8" = 1'-0"

GROUND FLOOR



Open floor plan great for any kind of use, ample windows with natural light, in a fully upgraded and up to code building, with large outdoor space.

Turnkey brewery and kitchen equipment available upon request, included with lease rate.

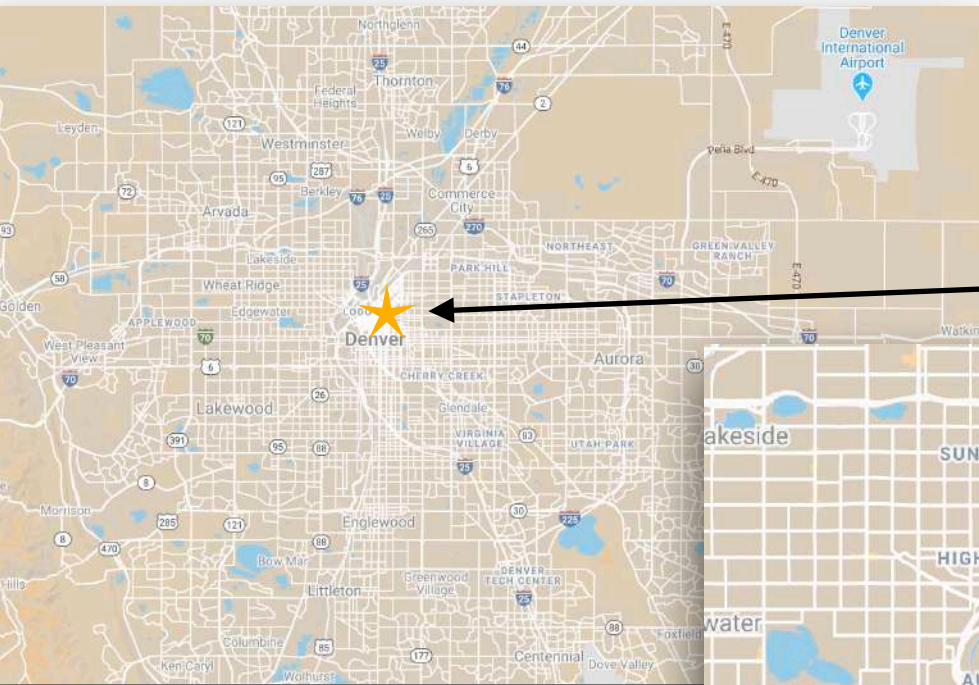


INCLUDED BUILDING UPGRADES

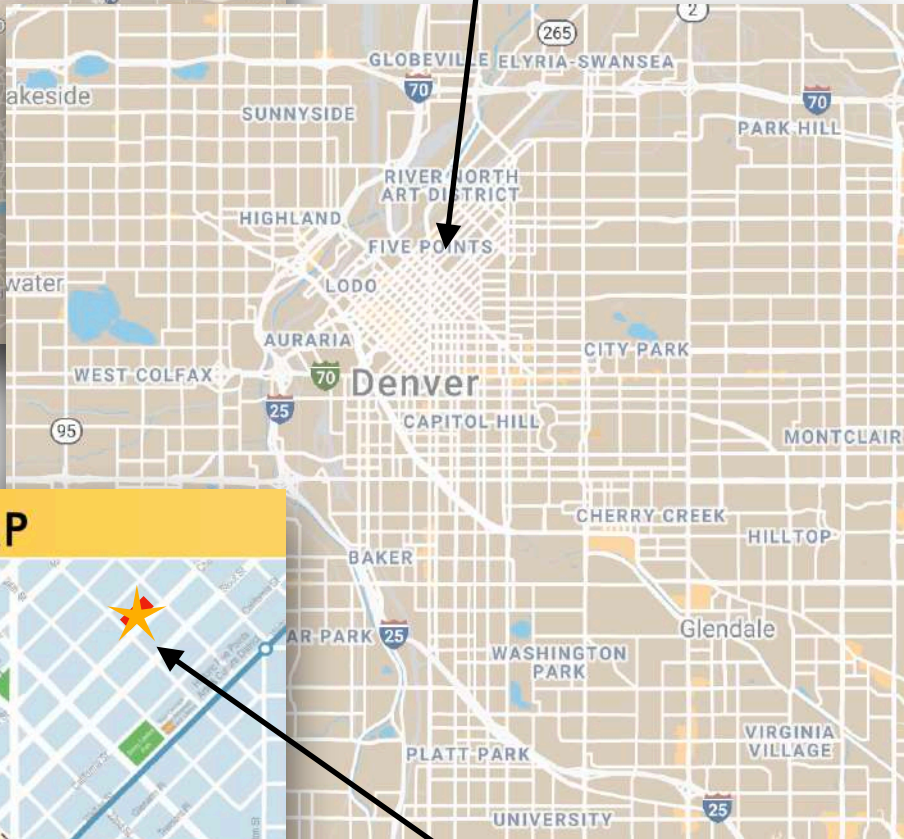
Brand new upgrades and improvements made in 2019 that come with the building:

- new 2" Water line
- new electrical 1425 Amps
- new 14 IN WG gas line supply
- new 4" sewer line
- new plumbing
- 600+ occupancy C.O.
- Grease trap
- Fully fire protection sprinklered
- New roof
- 14ft ceilings, double T cement structure.
- Extensive landscaping, fully sprinklered
- Completely repainted in 2020
- 3 electrical hookups and permits for 3 20ft cooler/freezer containers on the outside
- New windows up to the new energy code
- New restrooms, direct flush, up to code, completely sensed
- 2 HVAC units (Johnson Controls), cool/heat.
- Water heater (UltraForce) 1200BTU
- 16ft Patio Roll up door
- 12ft Loading roll up door
- 200lt water filtration system
- 13.5HP (G&D) Dual System Glycol Chiller on rooftop
- LED lighting throughout the building, inside and outside
- Updated safety lighting installed
- Optic fiber internet
- Fully ethernet cabled throughout the building for further tvs, wifi, POS and security installments
- Open Floorplan
- 8 quick fold electrical boxes under the patio surface
- 36 parking spaces, fully LED lighted
- 3 dumpster, fenced exterior cement trash pad
- New double door vestibule main entrance
- New fire alarm
- Fully upgraded and turnkey restrooms

LOCATION



At the crossroads between two main arteries: Champa St (for the flow from I-70 and the airport), and Park (for flow from I-25 and Colefax).

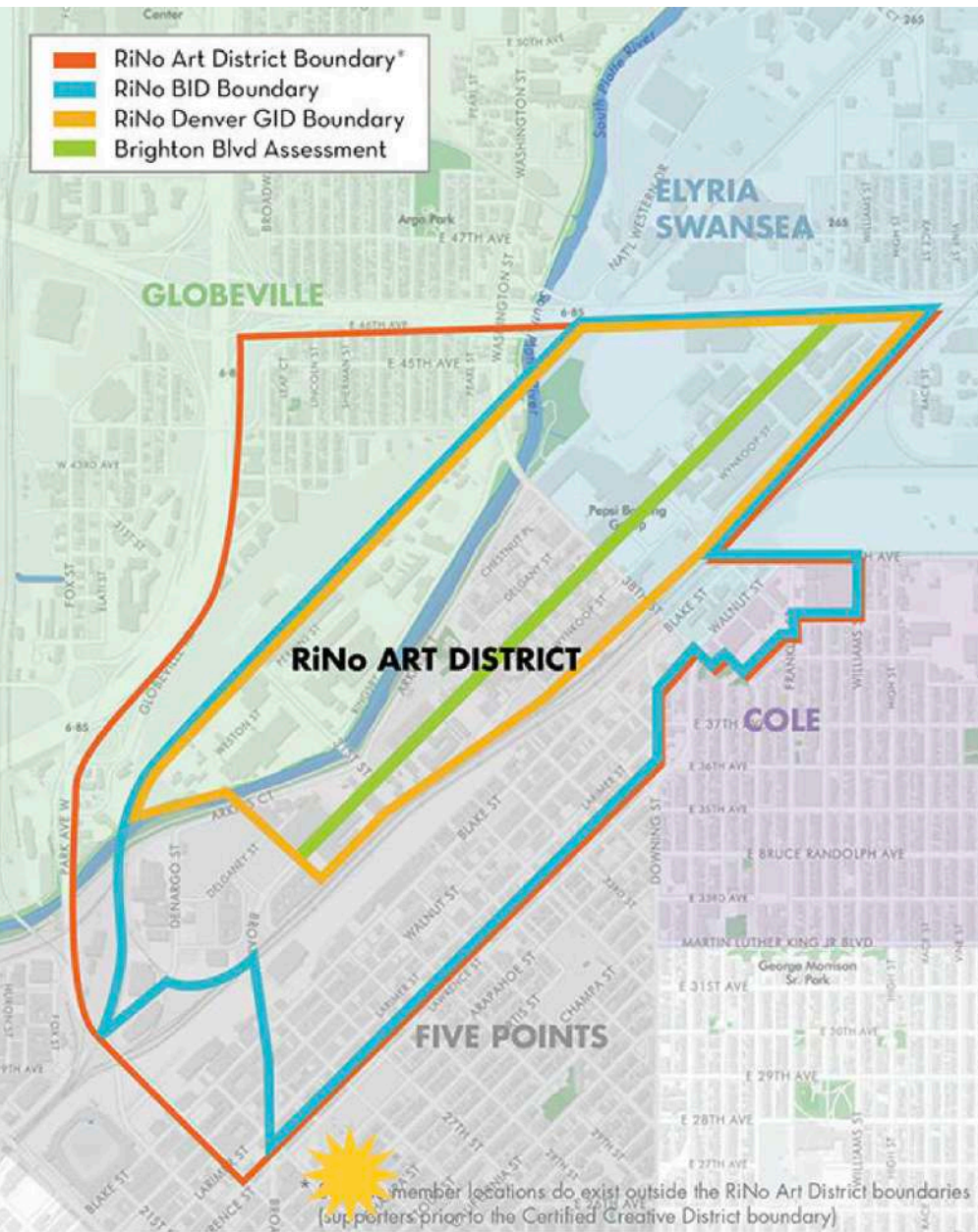


DOWNTOWN DENVER MAP



Connected to the light rail. Minutes walk from the Central Business District, Coors Field Stadium and a straight walk from the Colorado Convention Center and the Denver Performing Art Complex. Nestled in the middle of Curtis Park, this strategically centered location has enormous potential in the years to come.

RiNO DISTRICT

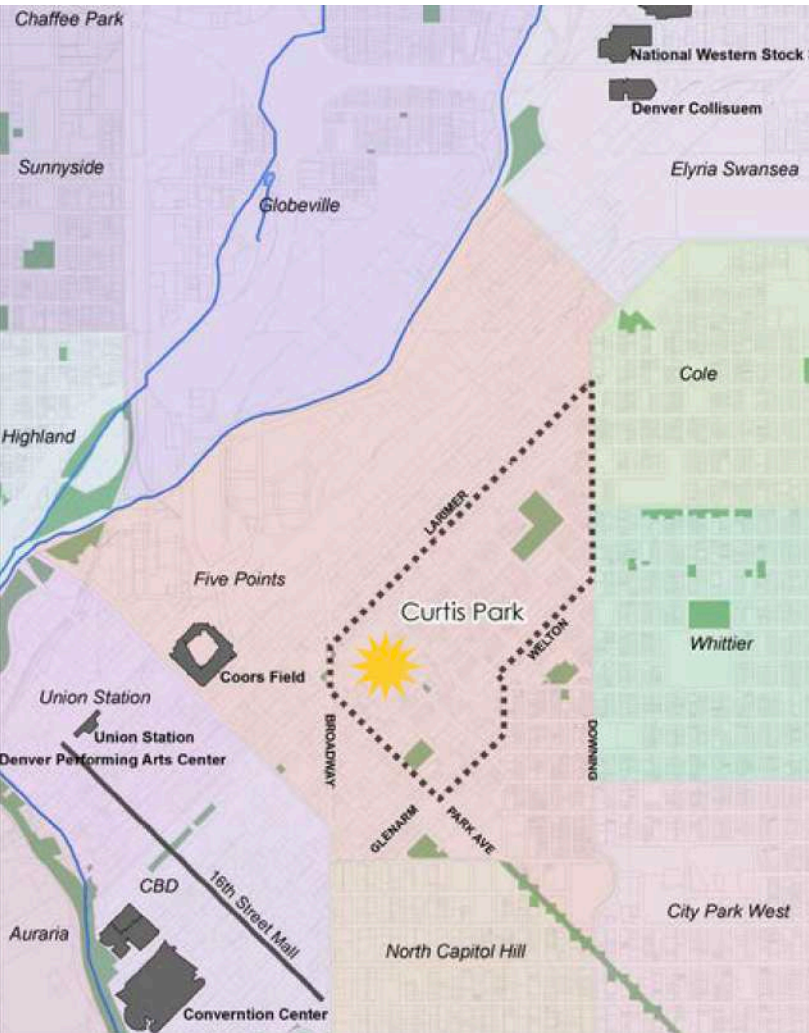


RiNo, the River North Neighborhood (also referred to as the River North Arts District), has recently gained its identity as a District/Neighborhood developing northeast of Downtown along the South Platte River. The RiNo District is considered a hot destination for young professionals and it has exploded with new construction in recent years, as apartment buildings, brewpubs, hotels and restaurants have sprung up to meet demand. Developments within this neighborhood include varied industrial and commercial buildings (both redeveloped and new construction) that support the area's reputation as an arts district. Historic warehouses and factories now house jazz bars, restaurants, brewpubs, art galleries and working studios. RiNo boasts a diverse mix of creative businesses ranging from visual artist, designers and furniture makers, to craft distillers and breweries. The District is increasingly being known as a neighborhood for office development. As of year-end 2018, within the RiNo submarket (a newly defined submarket) there was approximately 1.4 million square feet of office space, with a

vacancy of 15.6 percent. Absorption was strong at 110,000 square feet and the average lease rate was \$37.47 (one of the highest in the Denver metro area and \$4.00 higher than the Denver Central Business District). Additionally, there is currently 647,855 square feet of office space currently under construction in this neighborhood. The area is increasingly becoming popular with high-tech start-ups (many that are health care related) as well as several big anchor tenants, such as HomeAdvisor. The City of Denver also invested in the neighborhood's future with a major infrastructure improvement project, turning two-lane Brighton Boulevard into a four-lane street with traffic signals, sidewalks and raised bike lanes. The success of the transformation so far is evident in the numerous construction projects underway throughout the neighborhood, including many historic buildings being repurposed for office.

Source: Downtown Denver's RiNo Neighborhood: Denver's next great hotel development opportunity?

FIVE POINTS & CURTIS PARK

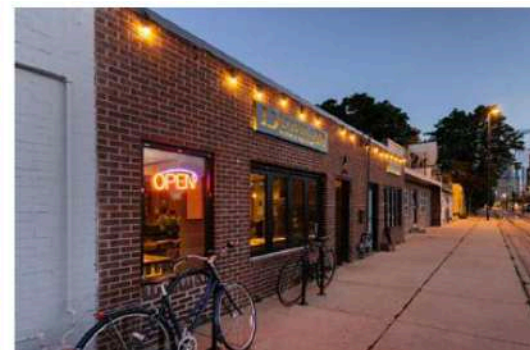
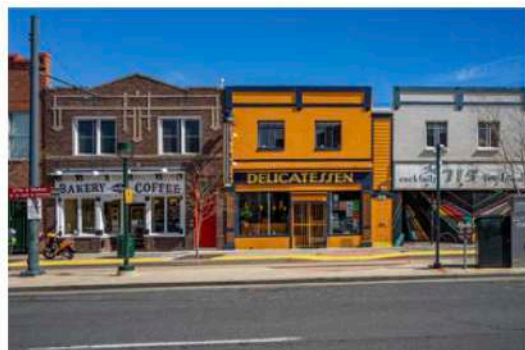


Founded in the 1860s as one of the city's first suburbs, Curtis Park/Five Points is a busy retail, restaurant and burgeoning residential hub, adjacent to downtown Denver and conveniently linked by light rail along Welton Street. The area has some of the oldest turn-of-the-century homes in the city, and the diverse neighborhood is enjoying an on-going renewal as new apartment and modern townhome development is bringing new residents. Attractions include the Blair-Caldwell African American Research Library, Historic Curtis Park, and some of Denver's most popular new restaurants. The Rossonian Hotel has unveiled plans to re-open the historic building as a 41-room boutique hotel complemented by a basement jazz club and ground-floor restaurant and lounge.

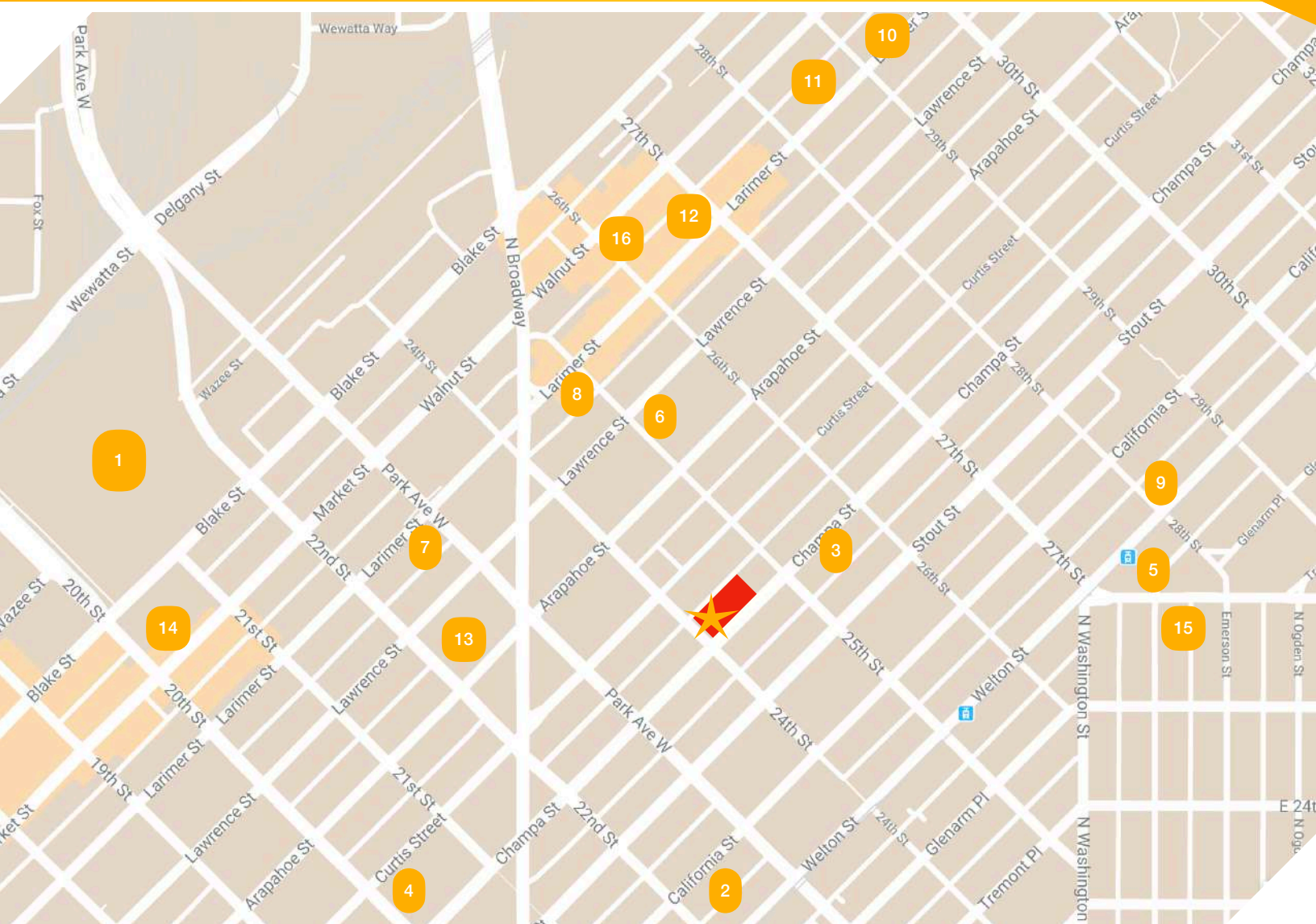
Five Points

Cultures blend in historic Five Points, one of Denver's oldest and most diverse neighborhoods. The district was known as the "Harlem of the West" because it was a frequent

stop for jazz greats including Billie Holiday, Louis Armstrong and Miles Davis, who played clubs like the Rossonian and the Rainbow Room. The neighborhood was also mentioned repeatedly in Jack Kerouac's "On the Road." Today, historic Five Points' creativity and vibrancy live on in a fascinating fusion of old and new. Visitors can stop in at innovative coffeehouses and craft breweries, visit museums telling stories from the past, experience live music from all genres at independent music venues or eat at beloved soul food and barbecue institutions.



SURROUNDING RETAIL/RESTAURANTS



1. Coors Field Stadium

2. Woods Boss Brewery

3. Curtis Dely

4. Jagged Mountain Brewery

5. Spangalang Brewery

6. Uchi Denver

7. Snooze

8. Death & Co Denver

9. Goed Zuur

10. Shake Shack

11. O'dells Brewery

12. Denver Central Market

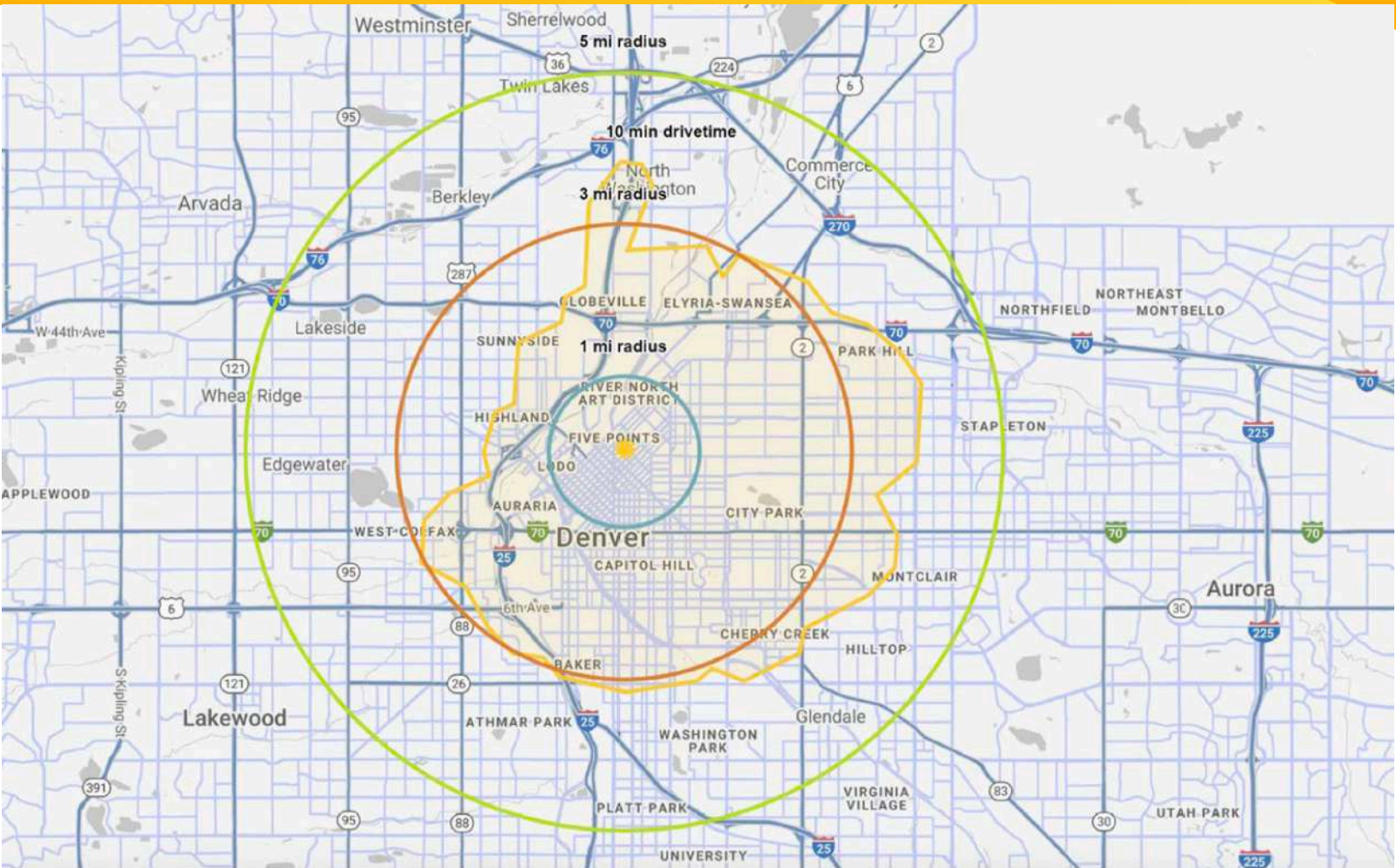
13. Great Divide Brewery

14. Viewhouse Ballpark

15. Birdcall

16. 10 Barrel Brewing

SURROUNDING DEMOGRAPHICS



	1 Mile	3 Mile	5 Mile
Population			
2024 Projection	47,232	258,272	512,616
2019 Estimate	42,094	234,643	471,093
Growth 2019-2024	12.21%	10.07%	8.81%
Average Age	35.90	36.30	36.30
Households			
2024 Projection	27,400	130,217	234,133
2019 Estimate	24,352	118,451	215,226
Avg. HH Income	\$94,704	\$90,416	\$91,522
Avg. Household Size	1.60	1.90	1.90
Housing			
Median Home Value	\$437,028	\$432,207	\$432,207
Median Year Built	2003	1963	1963
Daytime Employment			
Businesses	7,743	19,335	32,455
Employees	108,724	247,984	384,413