



Features

- Popular Urban Neighborhood Location
- Highly Visible Endcap Location
- Very Walkable Area 95/100 Score
- Fully Equipped with Patio
- 1,454 SF + Basement with Prep Area & 15' x 9' Walk-In Refrigerator
- Includes a 14' Type 1 Kitchen Exhaust Hood and Grease Trap
- New Market Lease Available
- Only \$95,000

Overview

Exceptional restaurant opportunity on one of Denver's most active and recognizable commercial corridors. Located at 3421 E Colfax Ave, this highly visible location benefits from outstanding frontage along East Colfax Avenue with significant daily traffic counts, strong pedestrian activity, and excellent accessibility from surrounding Denver neighborhoods. Positioned in a densely populated and rapidly evolving trade area, the property is surrounded by a strong mix of established residential communities, apartments, retail destinations, entertainment venues, nightlife, and neighborhood services that drive consistent daytime and evening traffic. The location offers immediate access to downtown Denver, Cherry Creek, City Park, and major commuter routes, making it an attractive destination for both neighborhood patrons and destination dining customers. The space presents an excellent opportunity for a wide variety of restaurant concepts including chef-driven dining, upscale casual, fast casual, bar, café or breakfast/lunch concept. Its prominent visibility, strong demographics, and established restaurant corridor positioning create a rare opportunity for operators looking to establish or expand within one of Denver's most dynamic urban markets. With continued redevelopment and investment throughout the East Colfax corridor, this location is well positioned to benefit from the area's ongoing growth, increasing residential density, and expanding consumer base. Rarely do opportunities become available along this stretch of Colfax that combine strong visibility, central location, and long-term market potential.

Contact:

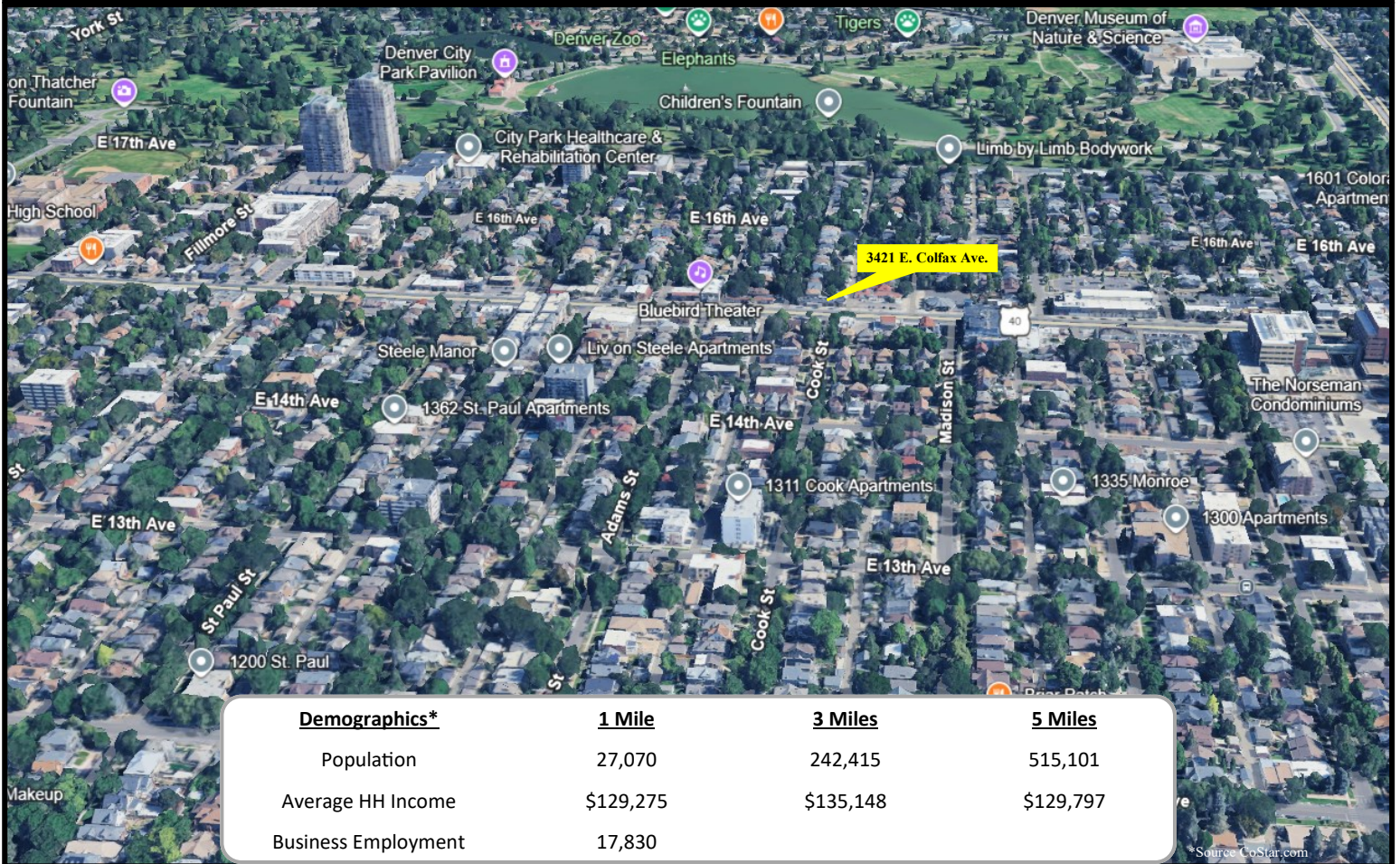
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Restaurant and Bar For Sale Highly Visible Location

3421 E. Colfax Ave., Denver, CO 80206



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