



COMMERCIAL PROPERTY OFFERING

442 HIGH ST

Lyons, Colorado

FULLY LEASED · RESTAURANT & COFFEE · EQUIPMENT INCLUDED

A fully leased food-service property with two established tenants, extensive equipment, and private on-site parking in downtown Lyons.



COLDWELL BANKER
REALTY

THE PROPERTY

The corner where *Lyons* gathers.

A longtime gathering place on High Street, the building is home to two established Lyons businesses: Lyons Locale, a restaurant and bar, and Moxie Bread Co., a coffee shop with a small mercantile. It is fully leased, and the offering includes the equipment listed in the inventories.

The leases are structured to continue with a transfer of ownership, providing immediate income to the new owner.

Much of the existing equipment for both businesses is included, as documented in the itemized inventories.

Subject to the specific terms of each lease, the 90-day notice provisions may also create a future path for an owner-user to occupy one or both spaces.

At \$995,000, the building is priced below its November 2022 sale of \$1,093,000.

\$995,000

ASKING PRICE

\$108,096

TOTAL ANNUAL RENT

2,793 SF

SINGLE-LEVEL BUILDING

0.30 ac

CORNER LOT · PARKING





DOWNTOWN LYONS • BOULDER COUNTY

Downtown, highway, *and parking.*

A 0.30-acre downtown corner with a large private on-site parking area.

THE SPACES

Inside 442 High Street.



LYONS LOCALE • BAR



LYONS LOCALE • DINING ROOM



MOXIE BREAD CO. • CAFE SEATING



MOXIE BREAD CO. • COFFEE & MERCANTILE



LYONS
LOCALE
WINE CHEESE VIBES

LYONS LOCALE • RESTAURANT & BAR

Wine, cheese, *vibes*.



WHY LYONS

A local market with *regional reach*.

442 High Street sits just off Main Street, at the junction of local life and regional travel.

Highway 36 links Lyons with Boulder to the south and Estes Park and Rocky Mountain National Park to the north, placing the property along one of the Front Range's best-known mountain corridors.

Lyons also draws residents and visitors through dining, river access, trails, cycling, and the music festivals at Planet Bluegrass, one block from the property. That mix gives any business here both a loyal local following and a broader regional draw.

4.17M

RMNP RECREATION
VISITS, 2025

1 Block

TO PLANET BLUEGRASS

\$122,837

MEDIAN HOUSEHOLD
INCOME · ACS 2024

20 min

TO BOULDER



LYONS, COLORADO • BOULDER COUNTY

At the gateway to the *Rockies*.

From Boulder to Rocky Mountain National Park, Hwy 36 brings residents, visitors, and recreation traffic through Lyons.

THE REGION

The Hip Little Town *Everyone Loves*.

Lyons is a small town with big heart and even bigger connections to the greater Boulder County region. People live here for the natural beauty, the community spirit, and the arts. Boulder and Longmont are minutes away for work, school, and everything else.

LIVE MUSIC AND FESTIVALS

Music runs deep. Planet Bluegrass sits one block from the building and hosts RockyGrass and the Rocky Mountain Folks Festival on the banks of the river. The festivals fill the town every summer, and the music carries the rest of the year.

THE RIVER AND THE PARKS

The St. Vrain is the center of summer. LaVern M. Johnson Park draws tubers to a clean, calm stretch of water, quieter than Boulder Creek. The town keeps six parks along the river, from Bohn Park downtown to Sandstone Park in the center of town, which hosts live music every week during the summer.



THE REGION

In the heart of *it all*.

Lyons sits at the north edge of Boulder County, twelve miles up the road from Boulder and a short hop from Longmont. US 36 and Highway 7 meet in town and climb toward Estes Park and Rocky Mountain National Park. Rocky Mountain National Park drew 4.17 million recreation visits in 2025.

ROCKY MOUNTAIN
NATIONAL PARK

ESTES PARK



LYONS • 442 HIGH ST



LONGMONT



BOULDER



20 min

BOULDER • 12
MILES

30 min

ESTES PARK &
RMNP

15 min

TO LONGMONT

1 hr

TO DENVER

55 min

TO DIA AIRPORT

THE REGION

Boulder County.

Boulder County packs a lot into a small footprint. Boulder anchors it, a university town with one of the strongest economies in Colorado.

ECONOMIC VITALITY

The University of Colorado Boulder enrolls about 35,000 students and is the county's largest employer, pulling in more than \$400 million in research every year. Around it sits a deep bench of employers: Google's Pearl Street campus, Ball Aerospace, IBM, Medtronic, and Lockheed Martin, along with the federal science labs NIST, NOAA, and NCAR. Aerospace, tech, biotech, and natural foods all have roots here.

DOWNTOWN AND THE OUTDOORS

Pearl Street's pedestrian mall is the heart of it, blocks of shops, restaurants, and street music, with trails and open space at the edge of town and the mountains right behind.

SUNDANCE, 2027

Starting in January 2027, the Sundance Film Festival makes Boulder its home for the next decade. Ten days each winter, the festival takes over downtown Boulder, Pearl Street, and the CU campus, twenty minutes from Lyons.



INCOME

Current lease income.

Both leases are in place. Combined gross contract rent runs \$9,008 a month, \$108,096 a year.

TENANT	SPACE	LEASE TERM	RENT / MO	RENT / YR	NOTICE
Lyons Locale Restaurant and bar	Rear dining room, all kitchen areas, two bathrooms	Sep 2025 to Sep 2028	\$4,560	\$54,720	90 days
Moxie Bread Co. Coffee & mercantile	984 SF cafe, dining, one bath, shared hallway and baths, front porch	Apr 2026 to Apr 2029	\$4,448	\$53,376	90 days
Combined gross contract rent			\$9,008	\$108,096	

Moxie Bread Co. contract rent steps up over the term.

4/1/2026	4/1/2027	4/1/2028	4/1/2029
\$4,448	\$4,448	\$4,581	\$4,718

ANNUAL OPERATING COSTS (OWNER-PAID)	PER YEAR
Property taxes	\$30,057
Building insurance	\$27,830
Total operating costs	\$57,887

LEASE STRUCTURE

Tenant-paid costs.

Each tenant pays its own utilities and is responsible for snow removal and grease-trap service, as provided in its lease. The landlord remains responsible for expenses not specifically assigned to the tenants, including property taxes and building insurance.

FOR A BUYER

Income or future occupancy.

The leases are intended to continue with a transfer of ownership. Their 90-day notice provisions may also offer an owner-user path to future occupancy, subject to the specific termination rights stated in each lease.

NOTE

Lease information is summarized for marketing purposes only. Figures shown are gross contract rent, not net operating income. Complete leases, operating-expense information, and supporting documents are available for buyer review. Buyer to verify all information independently.

INCLUDED IN THE SALE

Equipment included.

The equipment for both spaces is included in the offering, subject to the final itemized inventories. Complete inventories are available on request.



LYONS LOCALE

Full kitchen and bar.

- True upright freezer and a walk-in freezer
- Atosa under-counter refrigeration and additional reach-ins
- Ecolab commercial dishwasher with prep and dish sinks
- Stainless prep tables, wire racks, and shelving
- Meat slicer, griddle, and stove
- Bar service: Avantco and Cuisinart wine chillers, POS system

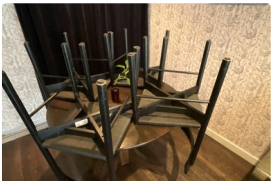
MOXIE BREAD CO.

Coffee and mercantile.

- Five coolers, including glass-door merchandisers
- Large double-door cooler labeled Cold Drinks
- Small oven, gas cook top and oven, deep fryer
- Traulsen and Avantco refrigerated prep tables with work tops
- Panini press
- Stainless sink

INVENTORY

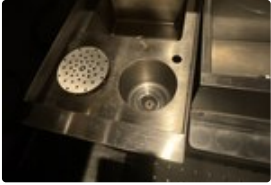
Lyons Locale Inventory

#	ITEM	QTY	PHOTO
DINING AREA			
1	Under-counter fridge, black Atosa; located under POS system	1	
2	Table for 2 small customer tables	5	
3	Bar stools tall stools for dining/drinking at bar	9	
4	Table for 4 tables space for up to 4 customers	3	
5	Round table for 5 table space for up to 5 customers	1	
6	Rectangular live edge table entrance table with menu's	1	
7	Specials Board "Guinness" written across the top for daily specials		

#	ITEM	QTY	PHOTO
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8	Small fridge under Cashier stand/POS system "Atosta" cooler		
9	2 Burgundy couches and black table couches and tables for customers to relax		

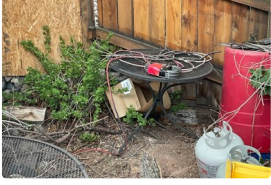
BARTENDER AREA

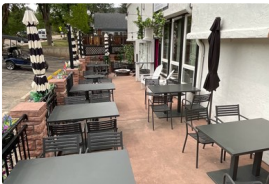
10	Dish sink w/small wire stand medium sink for small dish washing	1	
11	Glass sink sink with glass washing/rinse feature	1	
12	Under-counter fridge, small black Holds glasses	1	
13	Wine chiller - Cuisinart Small wine chiller on top	1	
14	Wine chiller - Avantco Larger, on bottom shelf	1	
15	Sink (Sink #3), small small sink for washing smaller items	1	

1ST DISHWASHER ROOM

#	ITEM	QTY	PHOTO
16	Wine chiller, 6 ft Chiller designed for wine bottles	1	
17	Wire rack / shelving, stainless steel 3 shelves	1	
18	Silver table top w/ wire shelf Work table with some storage	1	
19	Wire rack, 4 ft 3 shelves	1	
20	Sink medium sink	1	
21	Slender silver tables 2 small, narrow SS tables	2	
22	Black shelving unit, small With 2 silver shelves, no picture	1	No photo
UTILITY ROOM			
23	Hot water heaters these are the pipes and guages	2	
24	SS shelving unit, tall/long 4 shelves	1	

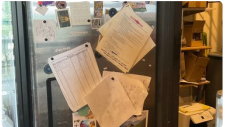
#	ITEM	QTY	PHOTO
25	Wooden built-in cabinet 3 shelves	1	
MAIN DISHWASHER ROOM			
26	Silver rack, medium 4 shelves	1	
27	Small sink Small SS sink to the right of commercial dishwasher	1	
29	Silver rack, tall/long 4 shelves	1	
30	Large sink To left of Ecolab dishwasher	1	
31	Silver table w/ storage shelf	1	
32	True freezer "Andre the Giant"	1	
33	Silver wire rack, medium 5 shelves, on rollers	1	
34	Silver working tables 1 small, 1 medium	2	

#	ITEM	QTY	PHOTO
35	Table w/ meat slicer Medium table; includes meat slicer	1	
36	Fridge "Shirley", medium	1	
37	Green wire rack 4 shelves	1	
OUTSIDE - BACK			
38	Slim freezer, 7 ft (True) Non-working	1	
39	Walk-in freezer, large Non-working; manual lock attached	1	
40	Propane outdoor heaters, 8 ft	2	
41	Round plastic tables, white	2	
42	Wire tables, black/rusty (4-person)	2	
43	Wire table, black/rusty (2-person)	1	

#	ITEM	QTY	PHOTO
44	Wooden storage shed ~12 x 10 ft; contains griddle + stove, left side of picture	1	
45	Griddle Inside storage shed, no picture	1	No photo
46	Stove Inside storage shed, no picture	1	No photo
47	High chairs wooden, used	4	
FRONT ENTRANCE (OUTSIDE / PATIO)			
48	Rectangle 4-top tables w/ chairs, black	6	
49	Adirondack chairs, white on far right side of picture	2	
50	Adirondack chairs, black Paired with gas fire pit	4	
51	Gas fire pit With black Adirondack chairs	1	

INVENTORY

Moxie — Equipment Inventory

#	ITEM	QTY	PHOTO
MOXIE INVENTORY			
1	Black, glass cooler on rollers. "True" Medium sized cooler on rollers currently contains drinks	1	
2	Tall black cooler (Atosa), single glass door. Tall food and beverage cooler	1	
3	Tall SS cooler (Atosa) single door Food cooler	1	
4	Large black double glass doors, labled "Cold Drinks" Beverage Cooler	1	
5	Large black double,sliding glass doors, Labled "Moxie Bread Company"	1	
6	Sandbox and benches		
7	Wooden Bench	2	
8	Indoor seating and tables 3 Benches, large table, 3 smaller tables and 5 mix matched chairs and a sofa	see description	
9	Outdoor seating area out front Tables, Chairs, Long wooden bench	see description	



LYONS, COLORADO

Where the Two Rivers *Flow*.

Lyons sits where the North and South St. Vrain come together, just blocks from the building, with parks and trails along the water.

LOOKING AHEAD

What Dreams *May* Come.

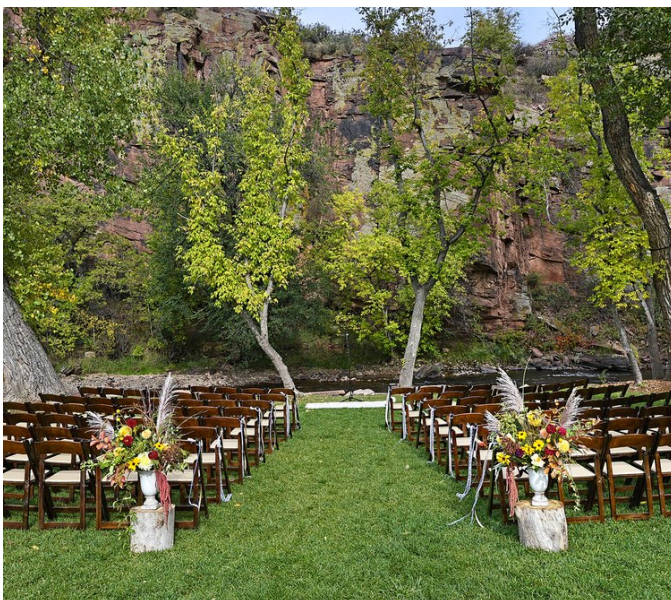
Lyons is a small town with lots of charm and opportunity. This building sits at the center of it, one block off Main Street. For a new owner with a vision, there is room to build here.

MAKE IT YOUR OWN

Lyons has room for more, and few corners have the parking and visibility of this one. In time, it could hold something the town has been missing. A small hardware store or general store. A restaurant unlike any other in town. Personal services. A garden shop. Or a business built to support Lyons' thriving seasonal weddings.

A WEDDING TOWN

Lyons is a thriving wedding destination due to its beautiful natural settings, which are ideal for memorable events. RiverBend is right across the street, and Planet Bluegrass and the Lyons Farmette book most weekends spring through fall. There is room here for the services those events need: flowers, spa services, a private dining room, or tailoring services.



THE OFFERING

Income today. Options for *tomorrow*.

Address	442 High St, Lyons, CO 80540
Building and lot	2,793 SF on a 0.30-acre corner
Zoning and year built	CDD, Commercial Downtown • 1976
Parking	Large private on-site lot
Annual gross contract rent	\$108,096 per year
Price	\$995,000, equipment included

NEXT STEP

Come take a *look*.

All data, terms, inventory, specifications, features, and location information is deemed reliable but not guaranteed. Complete leases, equipment inventories, and operating-expense information are available upon request. Private tours by appointment.



COLDWELL BANKER
REALTY

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442 HIGH STREET

Lyons, *Colorado.*

At the gateway to the Rockies, between Boulder and Rocky Mountain National Park.