

1512 CURTIS ST



FOR LEASE



DENVER, CO

RESTAURANT

Baur's

LISTENING
LOUNGE

NOW LEASING!

HISTORIC BAR & VENUE DOWNTOWN



ESTABLISHED IN 1881

Baur's building is a Downtown Denver historic landmark built in 1881. Located at 1512 Curtis, this large street level unit is available for lease. This space is perfect for a nightlife music venue, food hall, bar, restaurant, or similar. The top two floors are occupied by Candy Factory Coworking, which brings local and traveling visitors daily.

SPACE DETAILS

Address

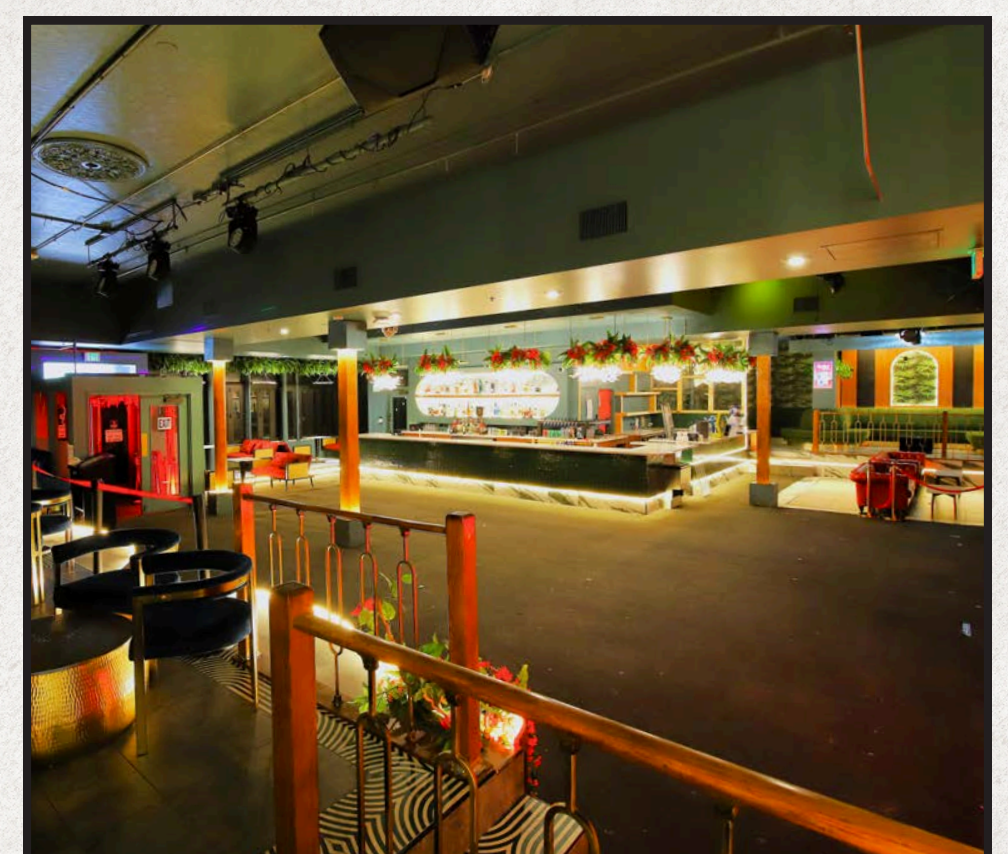
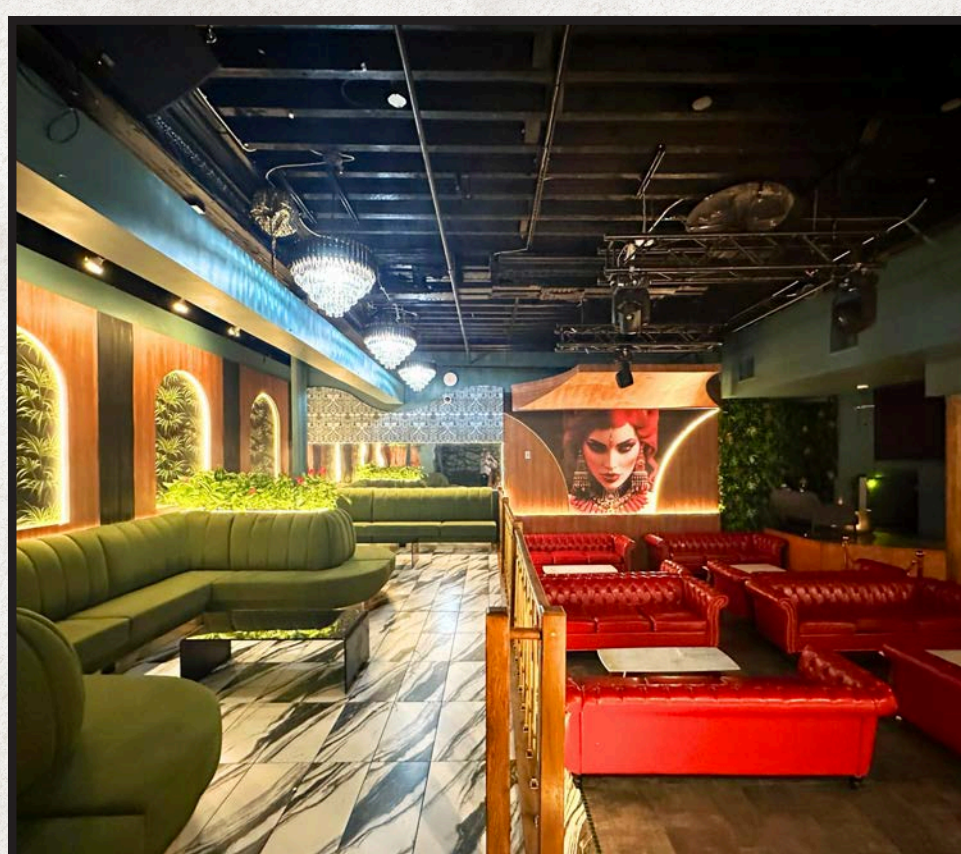
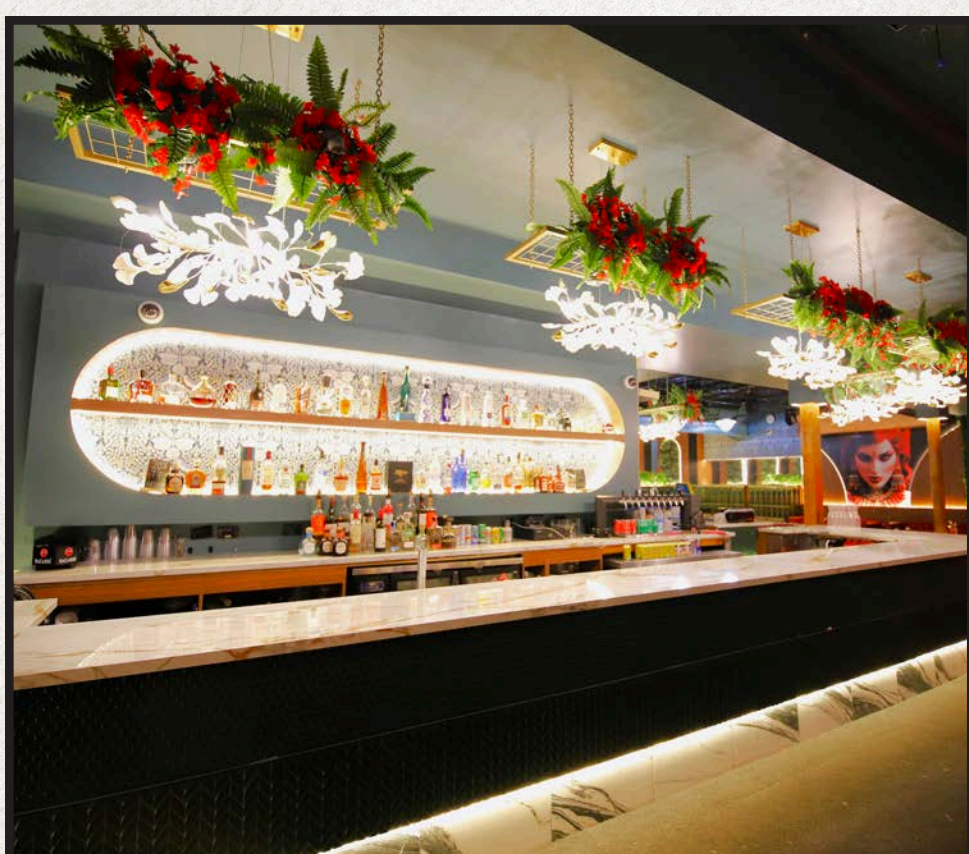
1512 Curtis Street , Suite 100
Denver, CO 80202

Space Details

8,907 square feet

Broker Contact

Blake Ham- Leasing Manager
KEW Realty Corporation
720-308-2230
bham@kewrealty.com



303-329-8100
KEWREALTY.COM



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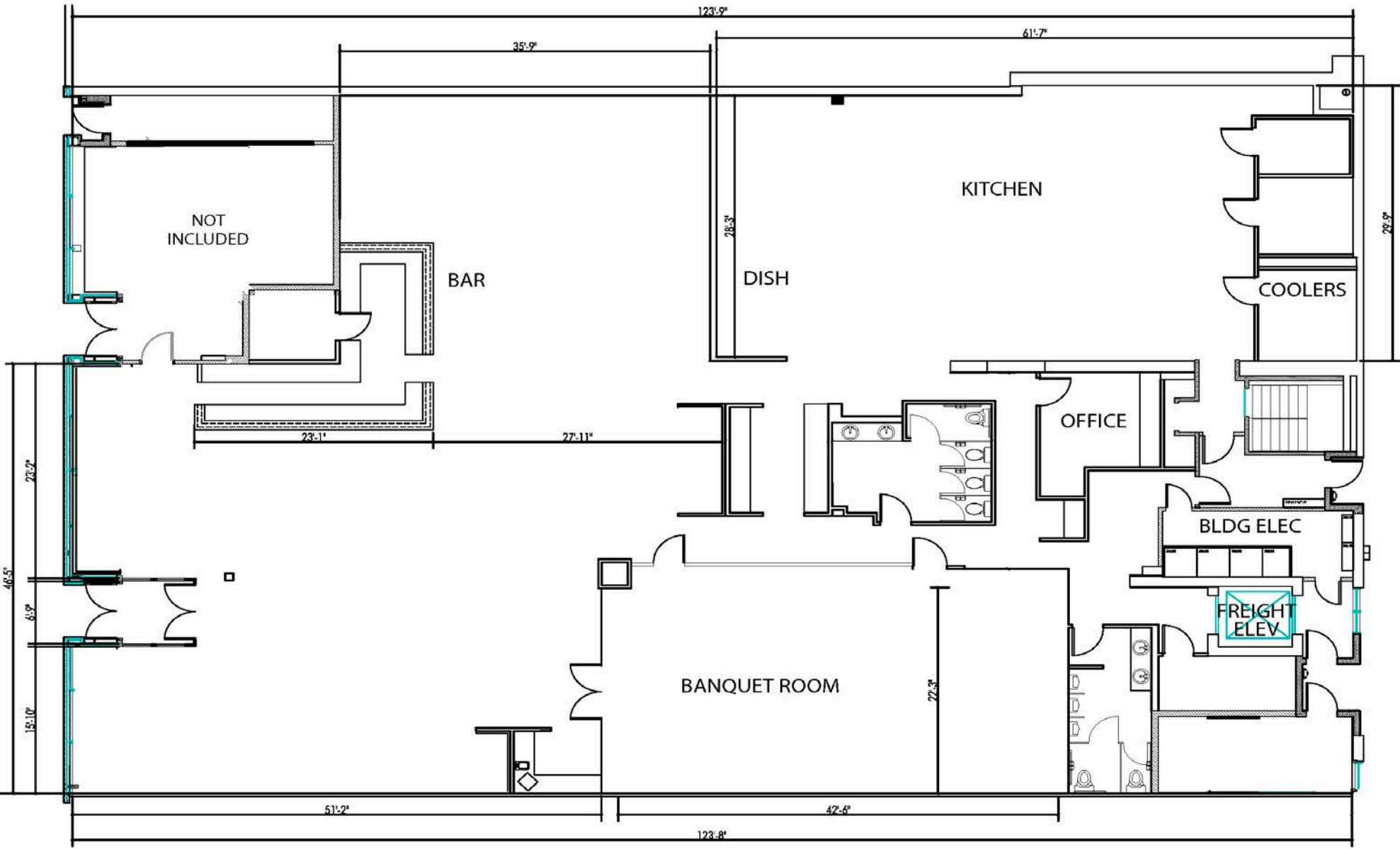
RESTAURANT



LISTENING
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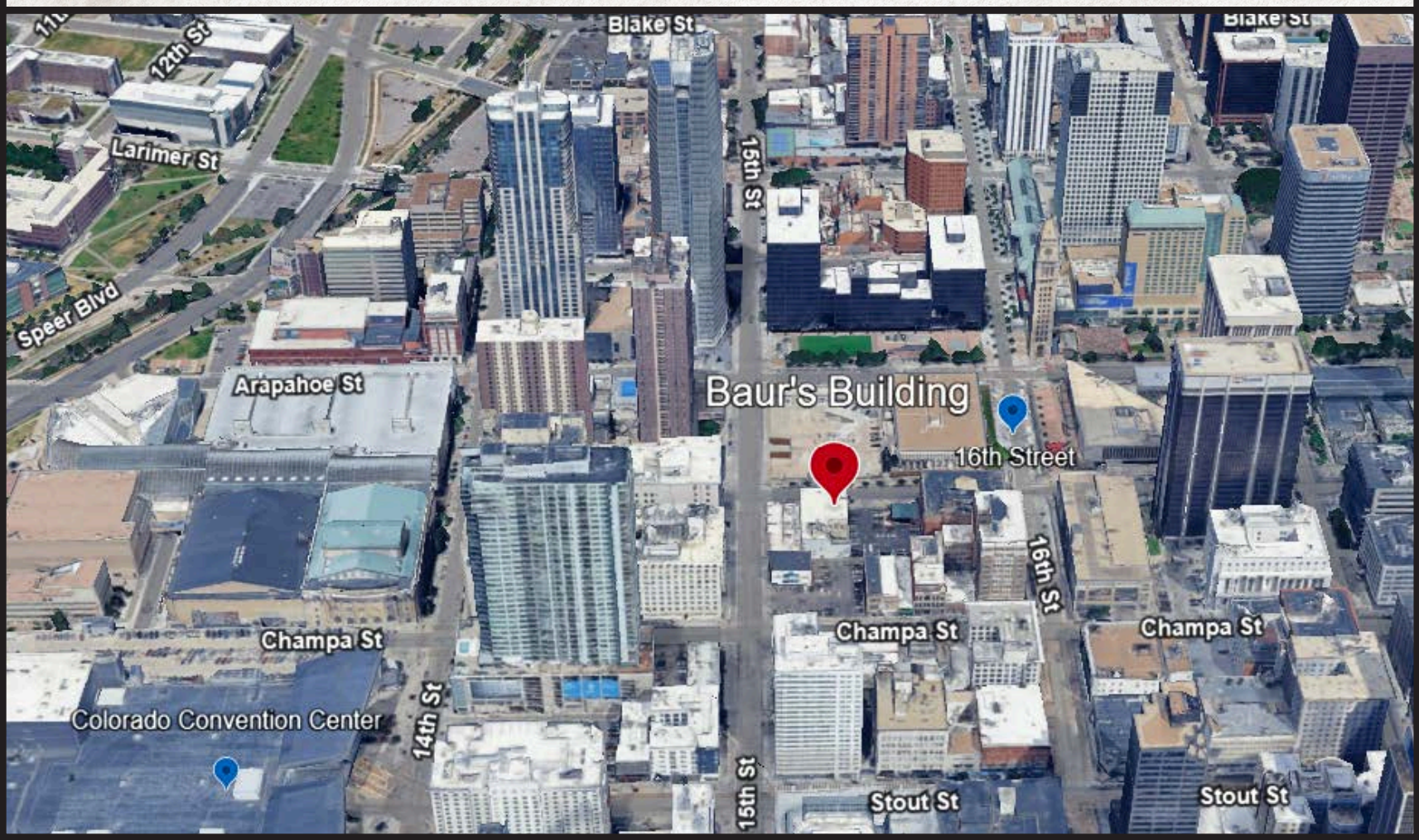
SPACE PLAN

SPACE
HIGHLIGHTS



- Includes*
- This space includes a large open room with tiered seating areas, a music booth, and a wraparound bar. There's a separate banquet room with historic vaulted ceilings and a bar. This space also includes a commercial size kitchen, restrooms, and storage areas.
- Special Features*
- Cabaret liquor license
 - Two 85 gallon grease traps
 - Four 12' hoods
 - Colorado & National Register of Historic Places
 - Denver Landmark

MAP



LOCATION &
AMENITIES

- Location*
- Located in Denver's Central Business District, within walking distance of:
- 16th Street
 - Denver Center for the Performing Arts
 - Colorado Convention Center
 - Comedy Works & other museums/theaters
 - Several RTD Light Rail & bus stations
- Neighborhood Accessibility*
- Walk Score: 96
 - Transit Score: 87
 - Bike Score: 93

DEMOGRAPHICS

	2 Miles	5 Miles	10 Miles
2024 Population	145,305	493,557	1,488,677
Annual Growth 2020-2024	2.7%	0.9%	0.5%
Average Household Income	\$128,684	\$129,589	\$118,462

TRAFFIC & SPENDING

- Consumer Spending (5 mile radius)*
- Food & Alcohol: \$2,157,520,057
 - Entertainment: \$1,154,497,710
- Traffic Volume*
- Curtis & 14th Street: 3,960



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