

Bar + Restaurant + Patio For Lease



DOWNTOWN COUNCIL BLUFFS

Fully Built-Out Restaurant, Bar & Patio

Fully Built-Out Space | 4,000+ SF Patio Experience | Built-In Customer Traffic



SCAN HERE

 7 S 4th St, Council Bluffs, IA

2760 RENTABLE SF

LEASE RATE

\$18/SF + \$4.65 NNN

COMMERCIAL

EQUIPMENT INCLUDED

4000 SF PATIO

Included in Price + Pickleball

PARKING

Adjacent Parking Garage +
Street Parking

BUILT-IN ACTIVITY &
TRAFFIC

Rachelle Edwards

IOWA & NEBRASKA AGENT
COMMERCIAL & RESIDENTIAL

712-326-1223

TOUR WITH A
LOCAL EXPERT!



Rachelle Edwards



realtor_rachelleedwards





Built-In Activity

- + Direct access to neighboring trampoline park guests
 - + New coworking hub opening within the building
 - + Downtown entertainment and business district
 - + Daily activity from neighboring entertainment uses
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- + Close to the action, with community events happening just one block away
 - + The Farmers Market takes place every Thursday throughout the summer.
 - + Bikes on the Hundred Block 3rd Thursday of the month May-Sept - 8,000 visitors
 - + Bayliss Park hosts several events through the year

Downtown Council Bluffs

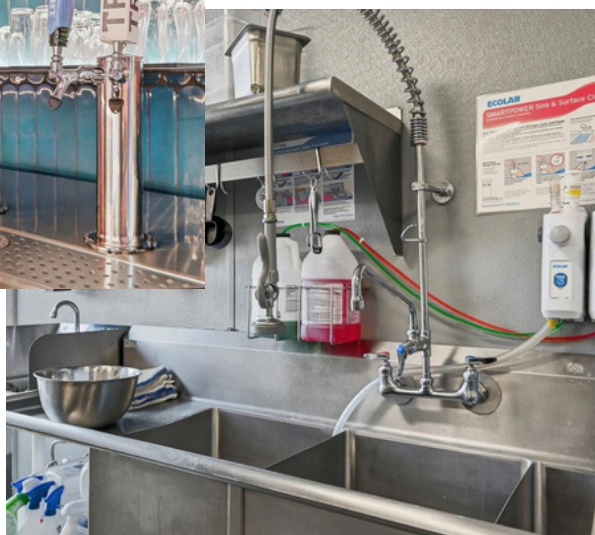
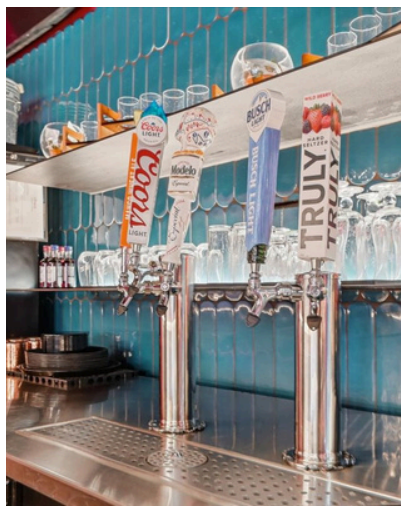
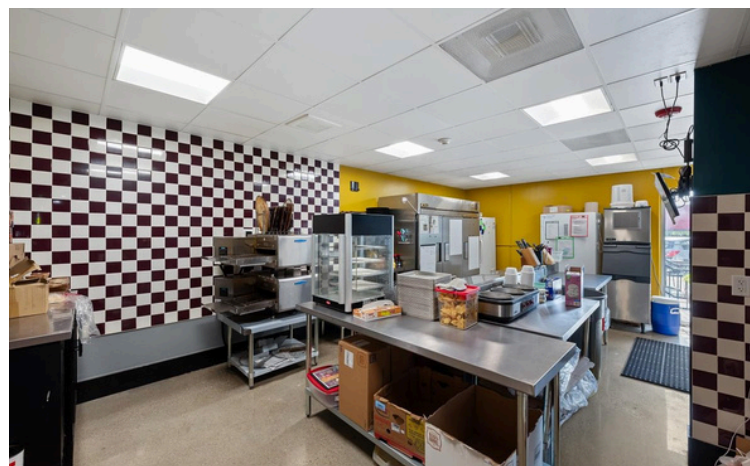
- + Walkable downtown location
- + Minutes from Omaha
- + Surrounded by local businesses
- + Growing entertainment corridor
- + Established location with long-standing presence

Built-Out Infrastructure

- + Fully equipped bar with taps & coolers
- + Commercial kitchen with pizza oven
- + Significant startup costs already invested



Years of planning and hundreds of thousands in improvements are already here. Now it's your turn to make it your own.

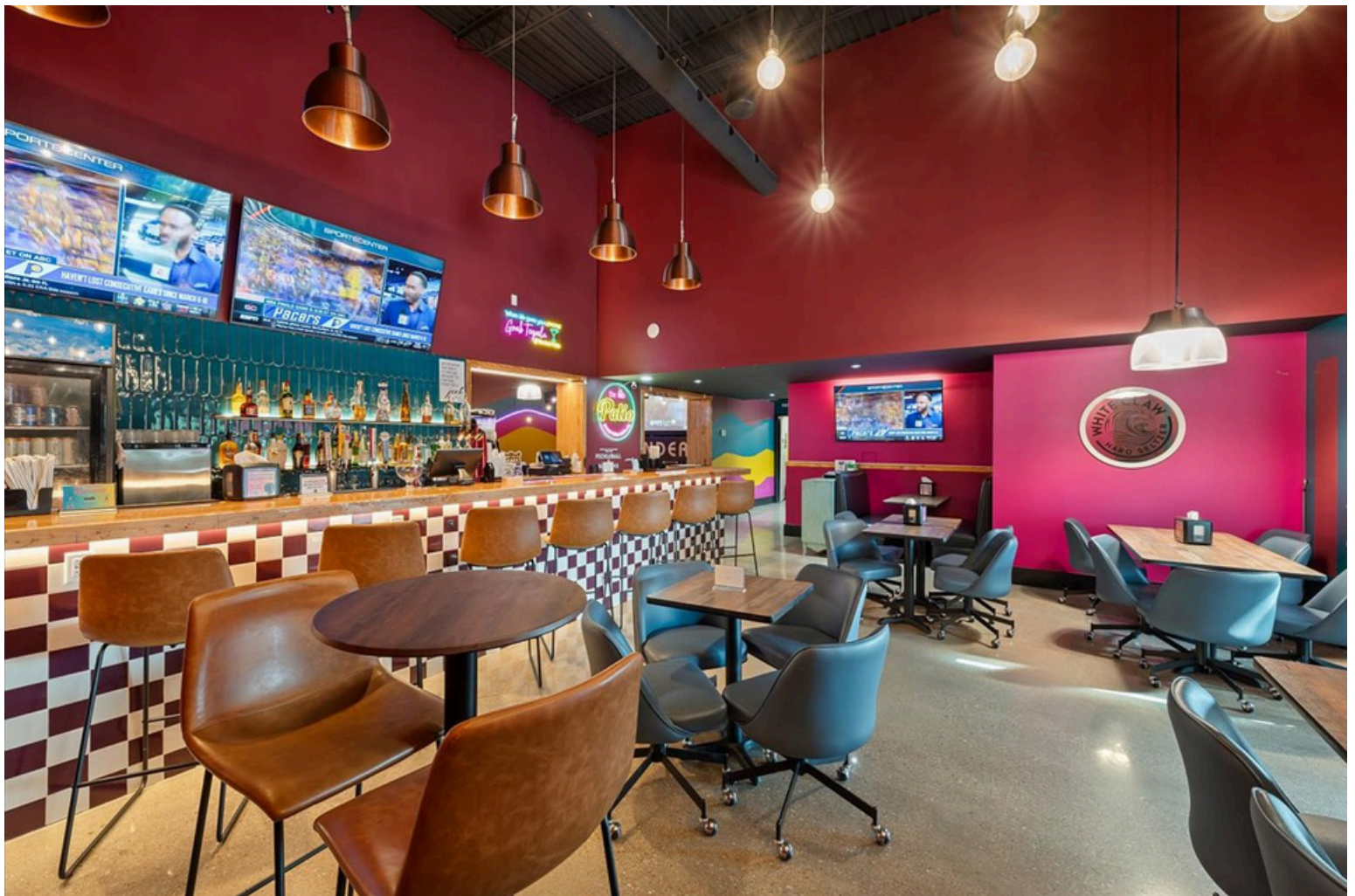


Condition + Quality

- + Professionally built-out hospitality space
- + Equipment in place and operational
- + Modern finishes throughout
- + Ready for immediate occupancy

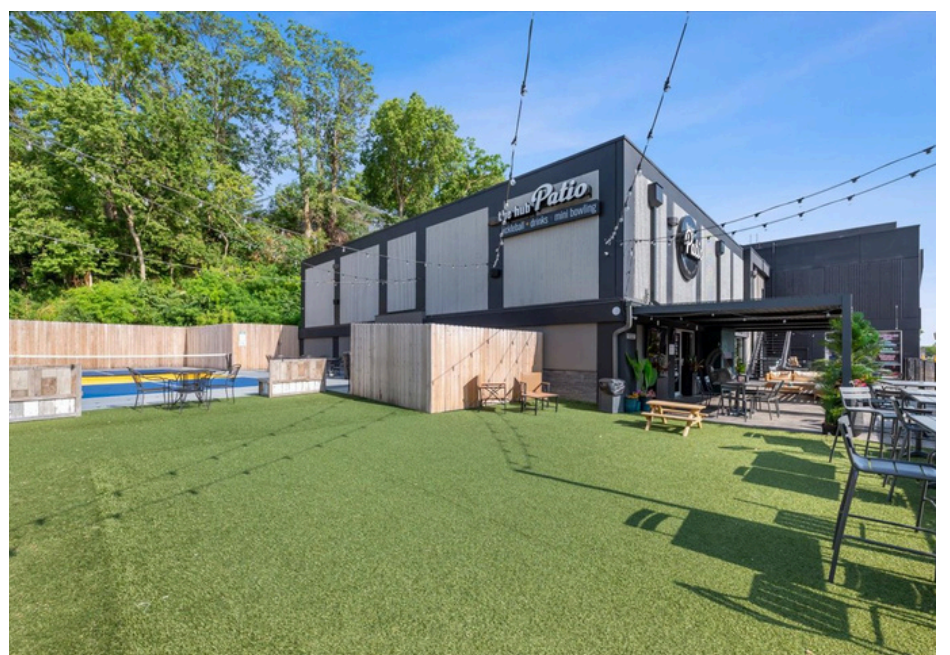
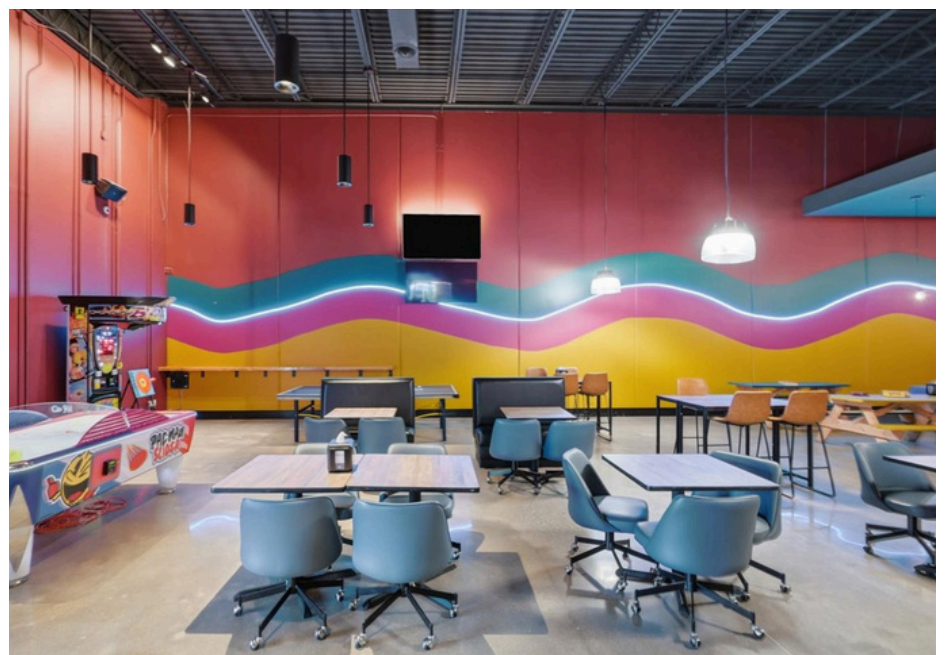
Designed For Hospitality

- + Restaurant
- + Brewery Taproom
- + Sports lounge
- + Event venue
- + Coffee & cocktail bar
- + Pizza & Pickleball Concept
- + Entertainment Venue



Competitive Advantages

- + No major buildout required
- + Equipment Included - Furniture Available
- + Established hospitality environment
- + Direct connection to trampoline park guests
- + Large patio experience
- + Multiple built-in traffic generators
- + Flexible concept potential
- + In the heart of Council Bluffs entertainment district



What is YOUR Vision..?

Built to Be a Destination

This isn't just a restaurant space. It's an environment designed to bring people together.

Inside, guests are welcomed by soaring 15-foot ceilings, upscale lighting, and a thoughtfully designed interior that feels both modern and inviting. Color-changing LED accent lighting, multiple entertainment connections, and flexible seating arrangements allow the space to adapt to a variety of concepts and events.

The spacious bar serves as a natural gathering place, complete with beer taps, beverage coolers, ice bins and ample room for guests to connect and unwind.

Behind the scenes, the infrastructure is already in place. A fully equipped kitchen includes pizza oven, refrigeration, freezer space, prep stations, a three-compartment sink, service window, and everything needed to get up and running quickly. Two ADA-compliant restrooms provide convenience for guests and staff alike.

Step outside and the experience continues.

More than 4,000 square feet of outdoor space creates opportunities that are difficult to replicate. A large pergola, built-in gas fireplace, decorative concrete, turf gathering areas, and commercial-grade LED patio lighting create an atmosphere designed for events, entertainment, and memorable customer experiences.

The on-site pickleball court adds another layer of activity and can serve as a focal point for live music, watch parties, tournaments, and community events.

Adding to the opportunity, customers from the neighboring trampoline park can conveniently access food and beverage service, while a new coworking and entrepreneurial hub coming soon to the building will introduce an additional customer base looking for places to meet, work, dine, and gather. Few hospitality spaces offer multiple built-in customer generators under one roof.

Whether your vision is a restaurant, taproom, sports lounge, entertainment venue, or something entirely your own, this space offers a rare combination of infrastructure, atmosphere, and built-in activity that would be costly and time-consuming to recreate from scratch.



INCLUDED IN LEASE

- + Beer tap system
- + Keg cooler
- + Beverage refrigeration
- + Commercial grade refrigerator
- + Ice bin
- + Order window
- + 3-compartment sink
- + Handwashing sinks
- + Color-changing LED lighting
- + Pergola
- + Built-in gas fireplace
- + Commercial patio lighting

AVAILABLE ADD-ONS

- + Tables & chairs
- + Booth seating
- + Patio furniture
- + Sonos sound system
- + TV's
- + Glassware
- + Smallwares

Let's bring
your vision to
life, Together!



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