

1946

MARKET ST

DENVER, CO, 80202

DIERKS BENTLEY'S WHISKEY ROW



DOWNTOWN RETAIL NNN INVESTMENT



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THE OFFERING

PURCHASE PRICE/CAP RATE: CONTACT BROKER

Unique Properties, Inc. / TCN Worldwide is pleased to present to qualified investors, the opportunity to purchase a best-in-class food & beverage property, 100% leased to Dierks Bentley Whiskey Row in the heart of Lower Downtown Denver.

There are approximately six (6) years remaining on the lease. The tenant will also have Four (4), Five (5) Year-Options to renew the lease. There will be increases every year in the base term and all renewal terms.

Dierks Bentley Whiskey Row is one of the nations premier food & beverage destinations, backed by Riot Hospitality, with concepts in Nashville, Scottsdale, etc. This property represents one of the premier real estate assets in Denver, CO.

PROPERTY HIGHLIGHTS

Address:	1946 Market St Denver, CO 80202
Building Size:	19,139 SF
Lot Size:	12,512 SF 0.29 Acres
Year Built:	2021
Zoning:	D-LD
Cross Streets:	Market St & 20th St
Taxes:	\$386,041 (2024)
No. of Stories:	Two (2)

LEASE HIGHLIGHTS

Original Lease Commencement:	12/31/2021
Lease Type:	NNN
Landlord Obligations	Structural Only
Original Lease Term:	10 Years
Years Remaining:	7 Years
Options:	Yes
Annual Rent:	\$1,300,755
Rental Escalations:	1% Annual
Guarantor:	Corporate & Personal
Tenant ROFR:	Yes
% Rent:	Yes - Contact Broker

INVESTMENT HIGHLIGHTS

TRIPLE NET INVESTMENT:

Minimal landlord responsibilities with a true NNN structure, delivering reliable passive income. Strong protection against expense volatility throughout the lease term.

MULTIPLE OPTIONS TO EXTEND:

Four (4) five-year renewal options provide significant tenancy longevity. Annual rental escalations enhance long-term value for investors.

GUARANTEED LEASE:

Backed by both corporate and personal guarantees to reinforce lease security. Tenant performance further supported by a nationally expanding operator.

LONG TERM DEDICATION:

Approximately six (6) years remaining on the base term of the lease. Established tenancy underscores Dierks Bentley Whiskey Row's commitment to the location.

BEST IN CLASS REAL ESTATE & TENANT:

Prime two-story entertainment venue operated by Riot Hospitality Group with national brand presence. Highly productive food & beverage concept proven in top-tier markets.

IRREPLACEABLE LOCATION:

Situated on Market Street in the heart of LoDo, steps from Coors Field and the CBD. Surrounded by nonstop foot traffic driven by entertainment, sports, tourism, and downtown business.

TENANT PROFILE

DIERKS BENTLEY'S WHISKEY ROW



OVERVIEW

Dierks Bentley's Whiskey Row is a high-energy American gastropub concept known for award-winning food, craft cocktails, and a vibrant live-music atmosphere. Positioned as a premier nightlife and entertainment destination, Whiskey Row combines elevated dining, curated beverage programs, and high-end production value to deliver an experience-driven hospitality offering that drives strong sales and repeat patronage. With prime locations in marquee entertainment districts nationwide, Whiskey Row attracts a broad demographic—locals, tourists, and event-goers—seeking an upscale but approachable bar, restaurant, and nightlife venue.

BRAND STORY & CONCEPT

Founded by multi-platinum country music artist Dierks Bentley, Whiskey Row blends his passion for music, community, and lifestyle into a branded hospitality experience. The concept was created in partnership with Riot Hospitality Group (RHG), a nationally recognized operator specializing in experiential dining and nightlife brands. Each location is tailored to its city, incorporating local design elements, live-music programming, and a refined but casual menu described as *"American Gastropub Fare with a modern twist."*

NATIONAL FOOTPRINT & GROWTH

Riot Hospitality Group currently manages multiple hospitality concepts with more than 11 locations nationally and a strong pipeline for expansion.

- 4+ Whiskey Row locations across Scottsdale, Gilbert, Nashville, and Denver, with additional markets under consideration
- Flagship venues routinely anchor nightlife districts and benefit from high-volume foot traffic
- Strong brand recognition backed by celebrity influence, large social media reach, and recurring media exposure

OPERATOR: RIOT HOSPITALITY GROUP (RHG)

RHG is a premier hospitality management company known for producing high-performing, experience-driven restaurant and entertainment concepts. The company emphasizes:

- Elevated guest experience and engagement
- Strong community involvement and philanthropy
- High-energy environments with premium food, beverage, and service standards

RHG's operational track record and brand-building expertise ensures consistent performance and credibility across its portfolio.

LOCATION OVERVIEW

- ### DENVER LOCATION HIGHLIGHTS
- Opened in Q4 2021 at 1946 Market Street, in the heart of Denver's Lower Downtown (LoDo) entertainment corridor
 - Surrounded by major demand drivers including Coors Field, Ball Arena, Union Station, and the CBD
 - Architecturally designed to preserve the historic charm of Market Street, featuring a street-level patio and rooftop activation



PROPERTY PHOTOS



PROPERTY PHOTOS





SITE MAP



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