

A TURNKEY RESTAURANT + BREWERY COMPLEX

Five O Five Rose.

*The last commercial address before the
Guanella Pass Scenic Byway begins.*

ADDRESS

505 & 501 Rose Street

TOWN

Georgetown, CO 80444

BUILDING FOOTPRINT

~7,711 SF combined

STATUS

Available for lease

Together or separately

CONTENTS

A walk through the *property*, the *place*, and the *opportunity*.

Eighteen pages covering the two buildings, the gateway location, the visitor data behind the trade area, and the operator concepts the property is purpose-built to receive.

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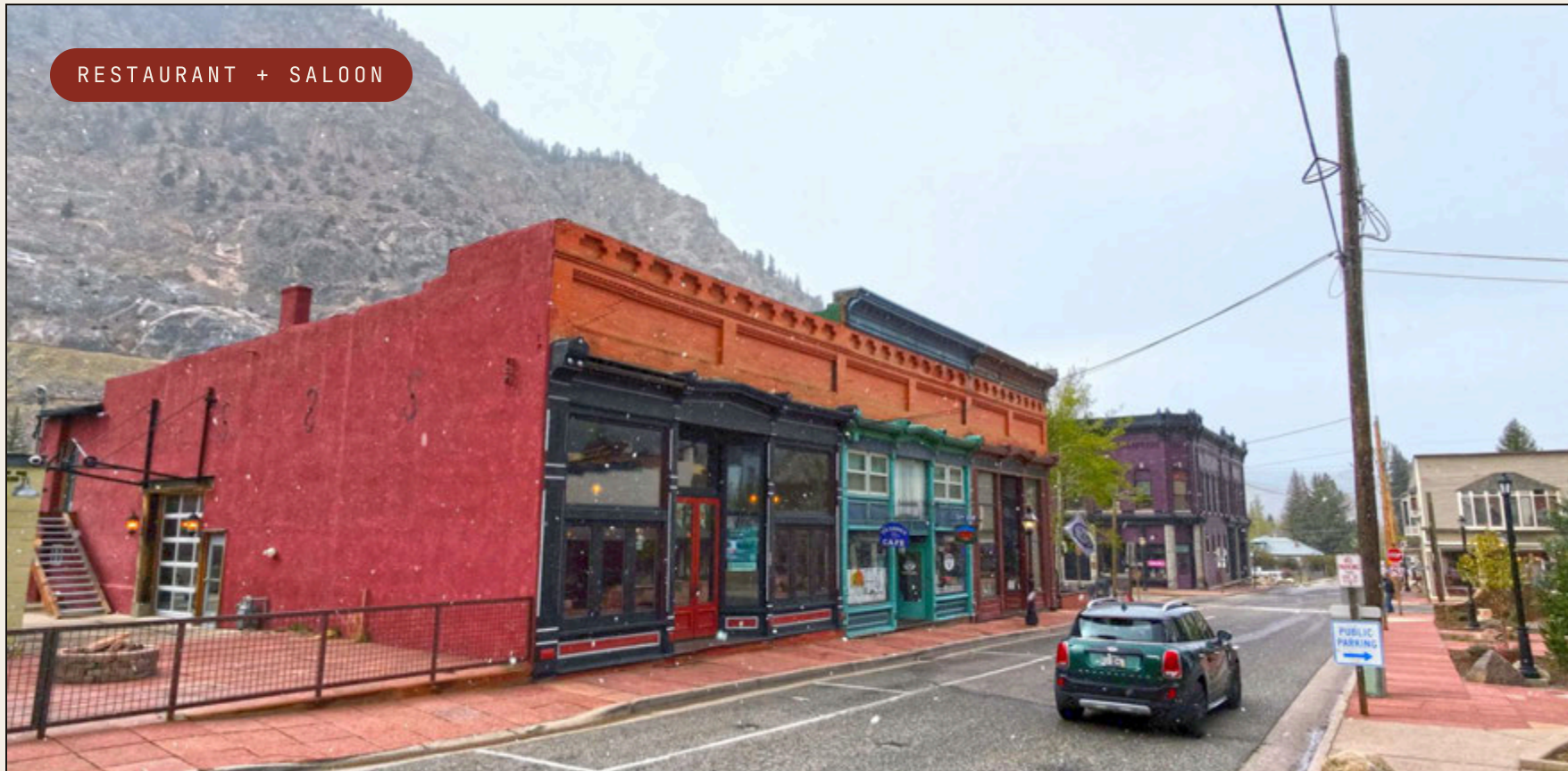
PITCH IN ONE PARAGRAPH

A restaurant and brewery, already *built*, sitting on the funnel of one of Colorado's busiest mountain corridors.

505 Rose Street is a fully-equipped 5,471 SF restaurant and saloon — bar, kitchen, walk-ins, dining, lower-level storage, plus a top-floor apartment. Next door, 501 Rose is a turnkey 1,640 SF brewery with its own rollup doors and a shared patio. Lease them *together* as a beer-and-food destination, or take just one. Either way, you inherit the buildout that the prior operators paid for — and a corner that 250 — 300,000 vehicles drive past every year on their way to Guanella Pass.



Adjacent. Connected by a shared *patio*. Available together — or apart.



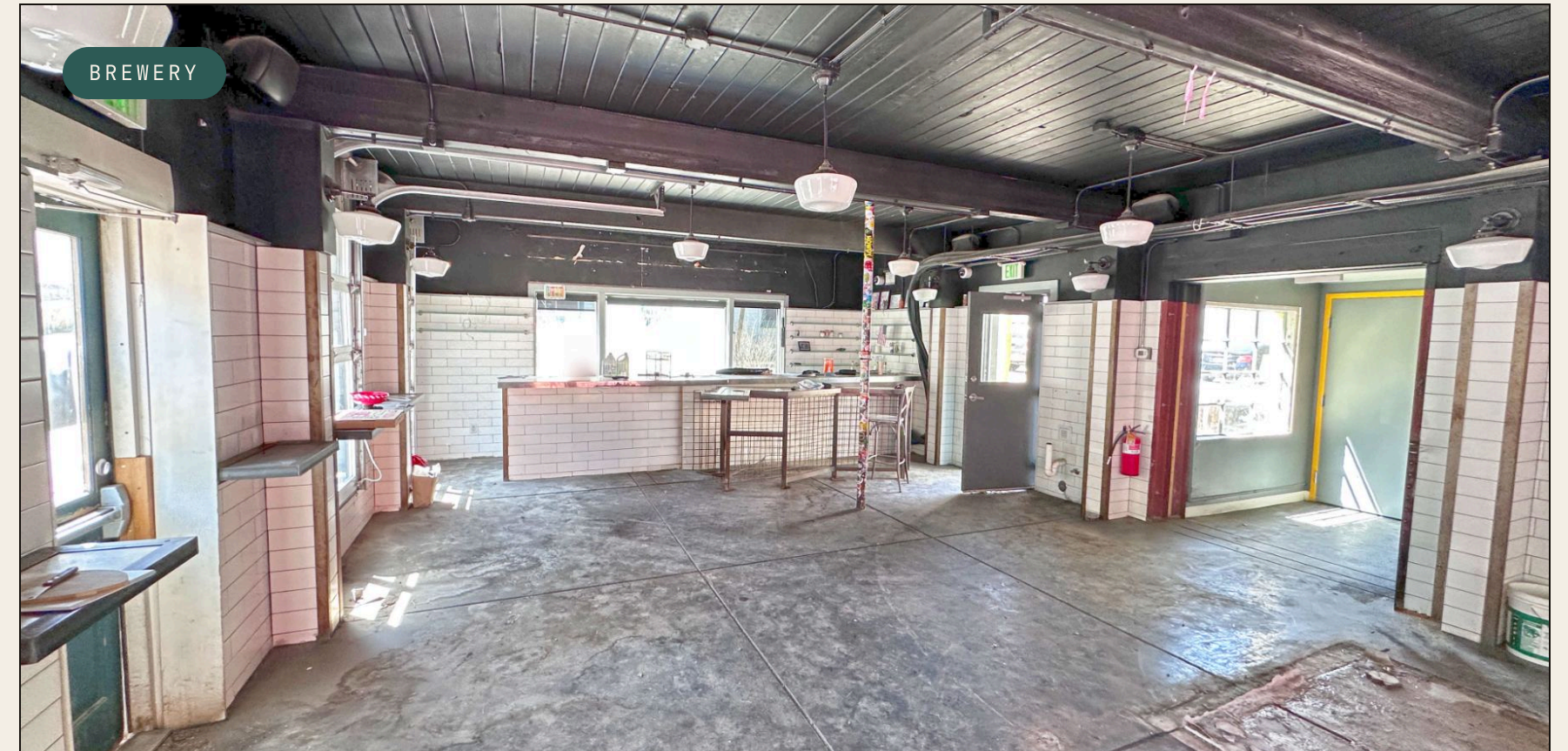
RESTAURANT + SALOON

505 *Rose Street*

Beautifully preserved 1880s brick building. Full kitchen, tin ceiling, custom chandeliers, solid wood front bar. Top-floor studio apartment under renovation.

MAIN FLOOR	LOWER LEVEL	APARTMENT
2,750 SF	2,721 SF	1 BR • \$1,400/mo

PARCEL INCLUDES A PHASE-II OUTDOOR AREA TO THE WEST OF 501



BREWERY

501 *Rose Street*

Turnkey brewpub with subway tile, schoolhouse pendants, rollup garage windows with counter seating, custom bar with tap lines run, rollup doors to the shared patio.

FOOTPRINT	BREW SYSTEM	PATIO
1,640 SF	Lines in place	Shared w/ 505

POSITION

The last storefront before the *byway*.

Rose Street meets Fifth Street and becomes Guanella Pass — a designated National Forest Scenic Byway. Every car heading up the pass passes 505 first.



505

501

FIFTH ST

GUANELLA PASS



The funnel runs *past your front door.*

Three independent traffic systems converge on Rose Street: the Scenic Byway, the Loop Railroad, and the cluster of historic-downtown attractions one block north.

GUANELLA PASS SCENIC BYWAY

250 – 300K

Estimated vehicles per year traveling the byway, every one of them passing this address on the way up or down.

GEORGETOWN LOOP RAILROAD

200K+

Annual visits to the Loop — 187,800 unique visitors. The single largest tourism anchor in town.

CABIN CREEK BREWING (NEXT DOOR)

85K+

Annual visits to the top craft-beer destination on the entire I-70 mountain corridor.

505.

*Formerly Silverbrick Saloon —
kept in turnkey condition.*

Two floors and 5,471 square feet of operational restaurant. The ground floor pairs a custom horseshoe bar with a tin-ceilinged dining room and a fully-equipped kitchen. The lower level holds prep, dry storage, walk-in cold storage, and the building's mechanical core. Major systems were installed in 2020.



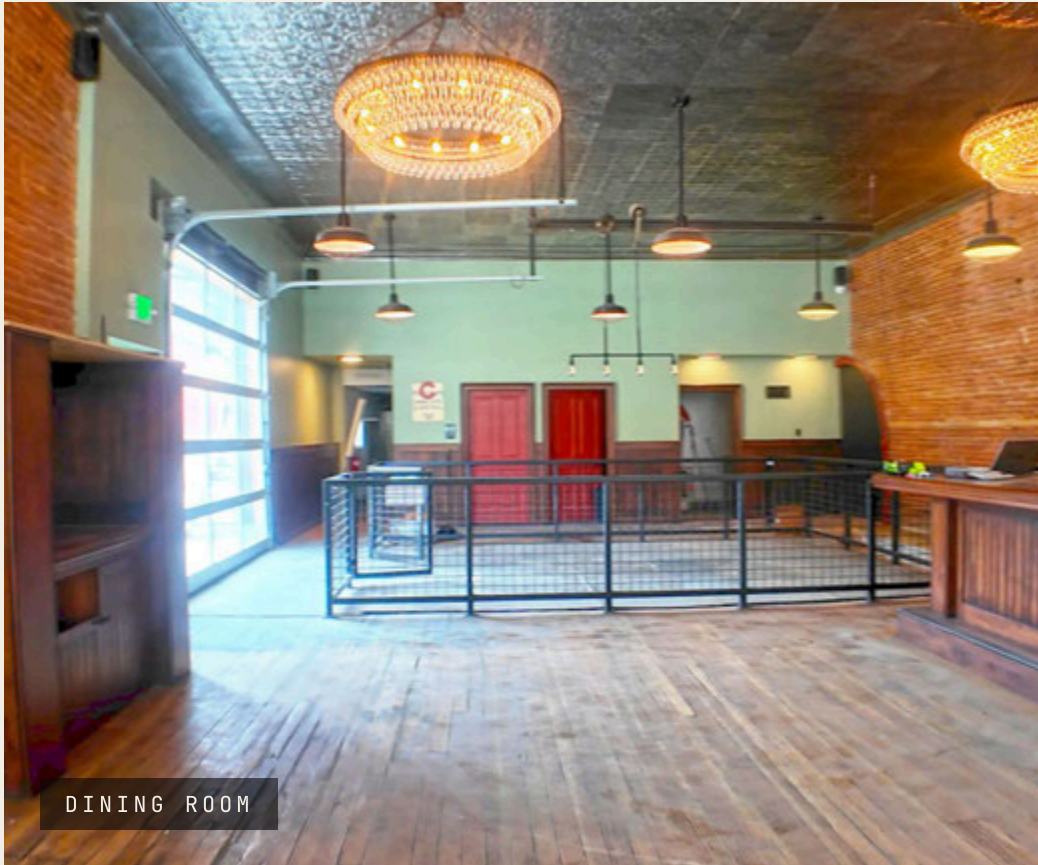
SHARED PATIO · MOUNTAIN VIEWS



DINING ROOM



FRONT ENTRY · ROSE ST.



DINING ROOM



RESTROOM 1 OF 2

SPECIFICATIONS

Built in *2020*, kept in operating condition.

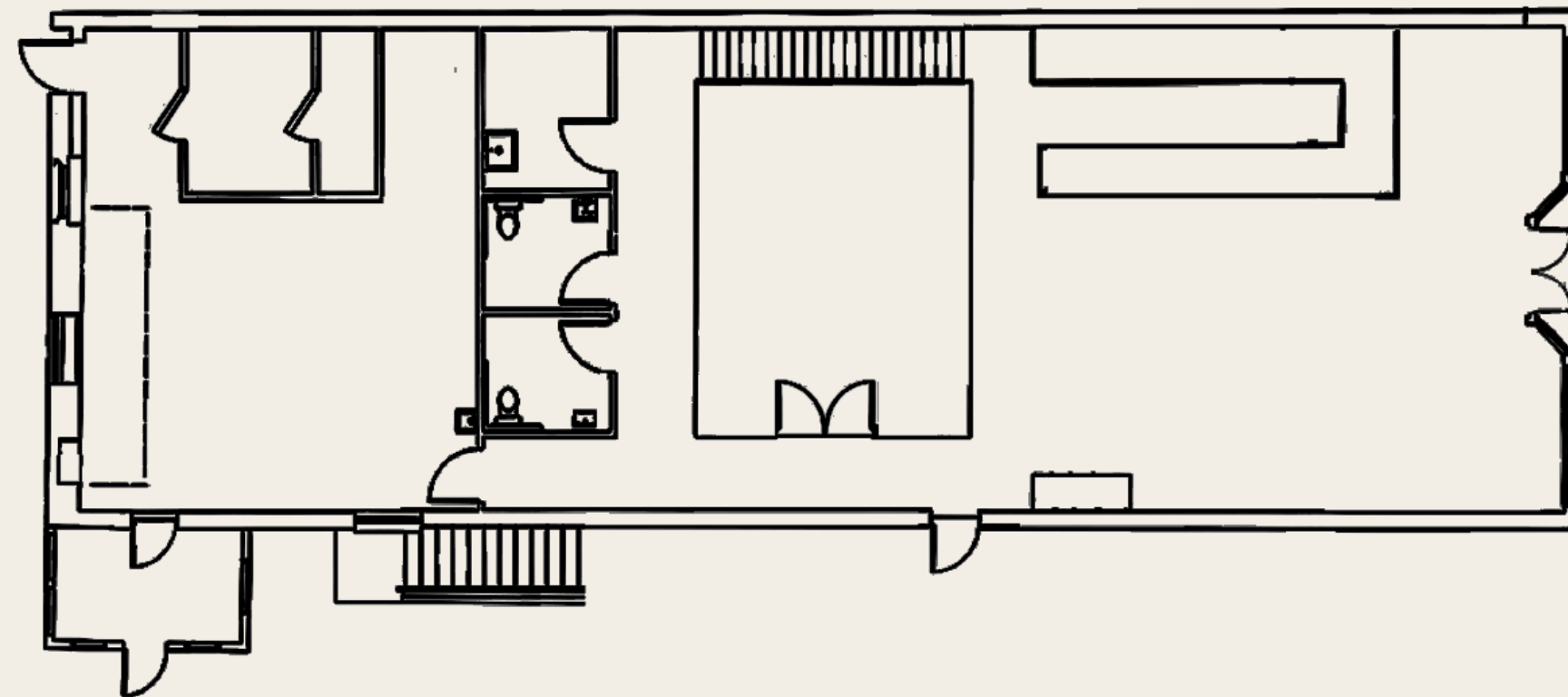
A complete restaurant package. The hardest, most expensive items — hood, grease trap, walk-ins, mechanical — are already in place and recent.

HEADLINE NUMBERS

<p>MAIN FLOOR</p> <p>2,750 SF</p>	<p>LOWER LEVEL</p> <p>2,721 SF</p>
<p>TOTAL BUILDING AREA</p> <p>7,711 SF</p>	<p>YEAR OF BUILDOUT</p> <p>2020</p>

SYSTEMS & EQUIPMENT

HVAC	<p>Multiple new forced-air units in lower level <i>Installed 2020</i></p>
HOT WATER	<p>Commercial unit, basement <i>Installed 2020</i></p>
GREASE TRAP	<p>In place & permitted <i>Installed 2020</i></p>
WALK-INS	<p>Cooler + freezer <i>Cooler in basement, glycol-fed</i></p>
KITCHEN	<p>Type-1 hood, gas line, prep <i>Hood, range stubs, dish</i></p>
BAR	<p>Bar with full plumbing <i>Custom wood horseshoe + service bar</i></p>
FRONTAGE	<p>Storefront w/ rollup to patio <i>Direct Guanella Pass views</i></p>
APARTMENT	<p>Studio apartment <i>Under renovation · \$1,400/mo</i></p>



LAYOUT

A *floor plan* built around two service surfaces.

The kitchen anchors the west end with a back-of-house corridor of restrooms and prep, opening east into the dining and bar room with a custom hardwood front bar and a service station towards the back.

- 01 Efficiently-designed kitchen with large hood, prep tables, multiple walk-ins, and dry-goods storage.
- 02 Two ADA restrooms in the central core off the back hall.
- 03 Large dining room with high ceilings — rollup doors open to the shared patio.
- 04 Custom hardwood front bar, with service station towards the back.
- 05 Large open lower level with walk-in for kegs & food and floor drains — previously used for brewing & canning; convertible to additional seating or events.

BOH

The expensive parts are *already installed.*

Hood, grease trap, mechanical, and a basement walk-in cooler with glycol lines run for draft service. A new tenant inherits a kitchen ready to plug a menu into — not a shell to permit, vent, and trench.

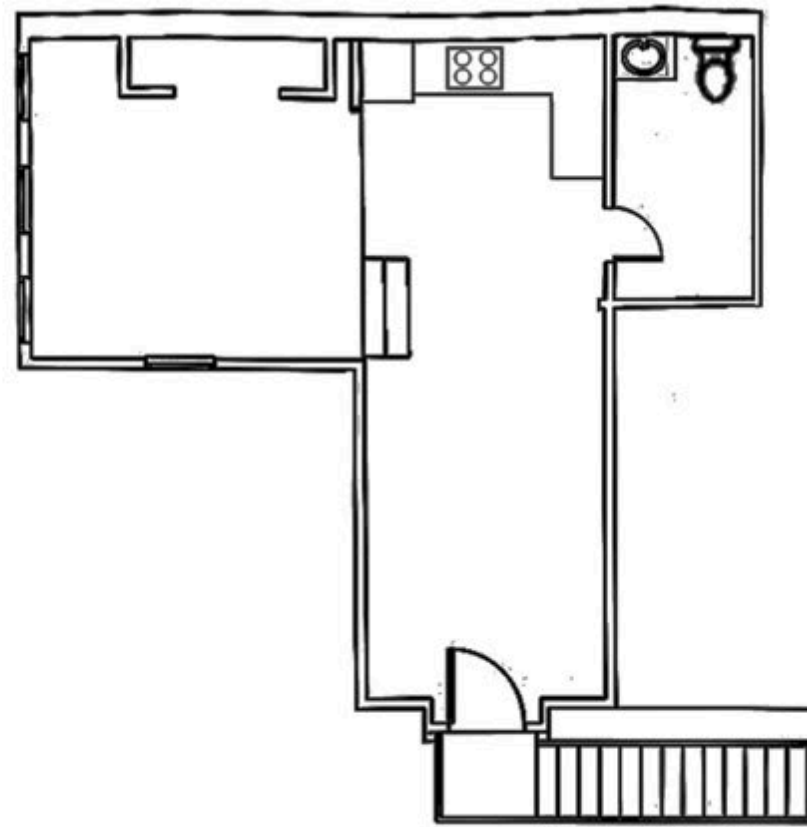


KITCHEN · TYPE-1 HOOD, GAS, DISH

SEE ALSO: KITCHEN FREEZER, LOWER-LEVEL WALK-IN, MECHANICAL ROOM



SECOND LARGE COOLER · LOWER LEVEL, GLYCOL-FED



OPTIONAL ADD-ON

House the *chef*. Or rent it out.

A studio apartment occupies the second floor above the restaurant — currently being renovated. Lease it together with the restaurant for an in-house manager or chef residence, or take it as a separate income unit.

LAYOUT

Studio • 1 bath

RENT

\$1,400 / mo

UTILITIES

Tenant-paid

STATUS

Renovation in progress

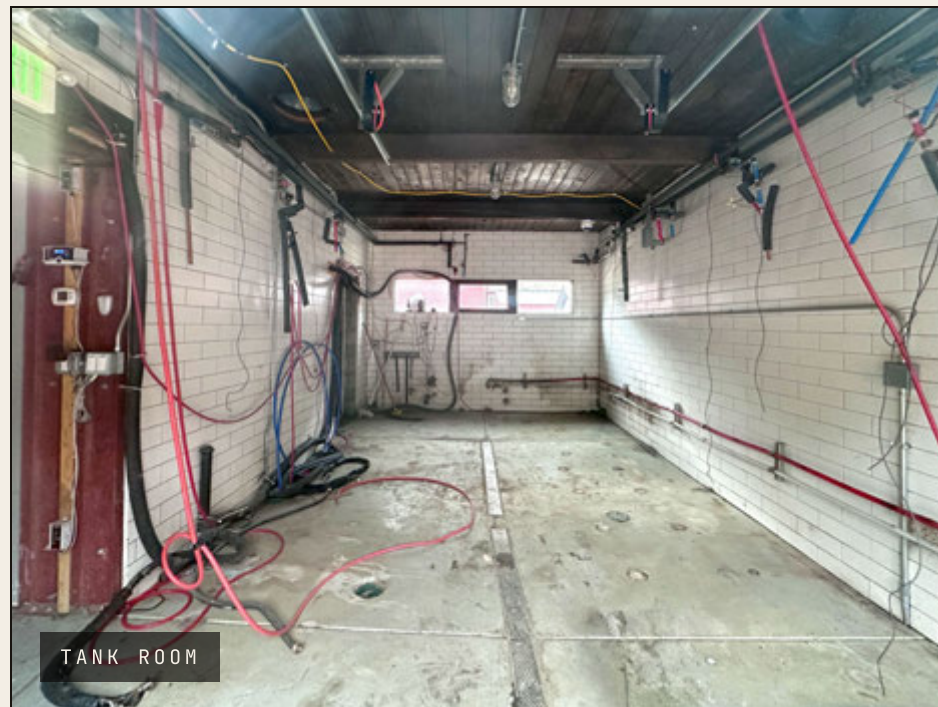
501.

*Formerly Guanella Pass
Brewing Company.*

A dedicated 1,640 SF brewpub building — modern design with subway tile, schoolhouse pendant light fixtures, large rollup garage-style windows with built-in counters, and a custom bar with tap lines in place. A separate tank room behind the taproom with floor drains, glycol stubs, and tile walls is ready to receive a small-batch system. Rollup doors open onto the shared patio with 505.



TAPROOM • ROSE ST. FRONTAGE



TANK ROOM



RESTROOM

BREW SYSTEM NOT INCLUDED • AVAILABLE WITH OR WITHOUT 505

SPECIFICATIONS

Brew, pour, and serve from the same *1,640 SF.*

A small-batch brewery in the front, a tile-walled tank room in the back. Operate as a standalone taproom or pair with 505's kitchen for a brewery-restaurant ecosystem on a single parcel.

FOOTPRINT	1,640 SF
FRONT OF HOUSE	Custom bar • Schoolhouse pendants • Subway tile <i>Radiant floor heating</i>
TANK ROOM	Tile walls, floor drains, glycol stubs <i>Ready for small-batch system</i>
ACCESS	Rollup doors to shared patio <i>Direct frontage on Rose St.</i>
STATUS	Turnkey • separately leasable

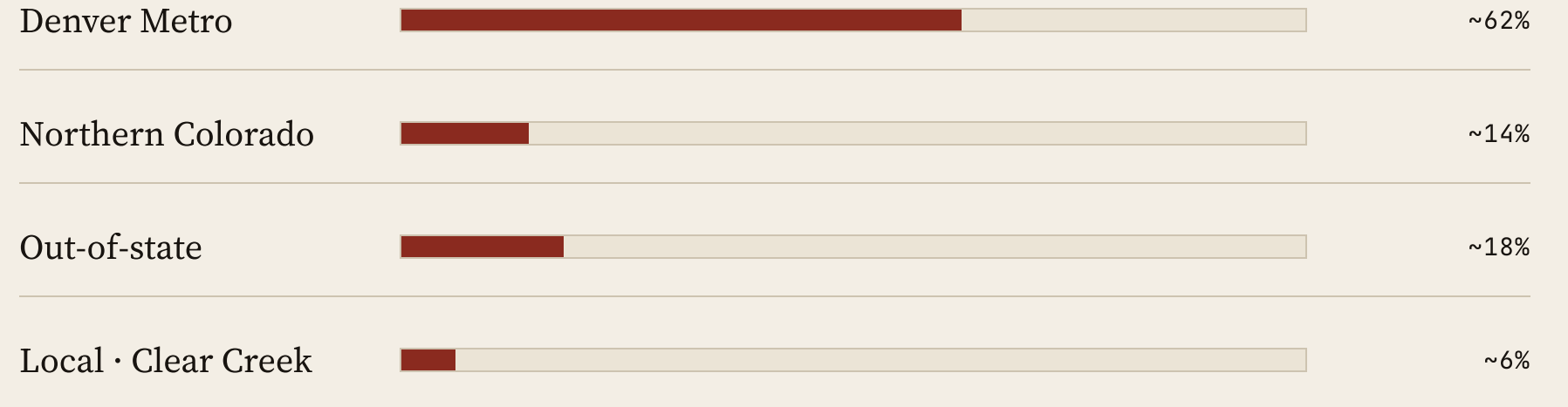
WHO WALKS PAST

Affluent. Out-of-town. Already *spending*.

Visitor data from the Loop Railroad and surrounding corridor anchors places this trade area firmly in the high-disposable-income family segment — the sweet spot for a chef-driven mountain restaurant or a destination brewpub.

The core visitor is between thirty and forty-four, traveling from the Front Range, with household income above \$113,000 — well above Colorado median.

ORIGIN · SHARE OF VISITS



Distribution shown is illustrative of the corridor pattern reported in the visitor-journey data on file.

MEDIAN HOUSEHOLD INCOME

\$113K+
core visitor segment

CORE AGE BAND

30 — 44
family + couple travel

DRIVE TIME FROM DENVER

~45 min
via I-70 · Exit 228

LOOP RR ANNUAL VISITS

200K+
187,800 unique

Four anchors. *Four blocks.*

Each one independently produces footfall — together they create year-round demand spread across daypart and season.



ANCHOR 01

200,000+ VISITS / YR

Georgetown Loop Railroad

The town's primary tourism engine. A 7-minute walk from Rose St. Operates spring through Christmas with peak weekends.

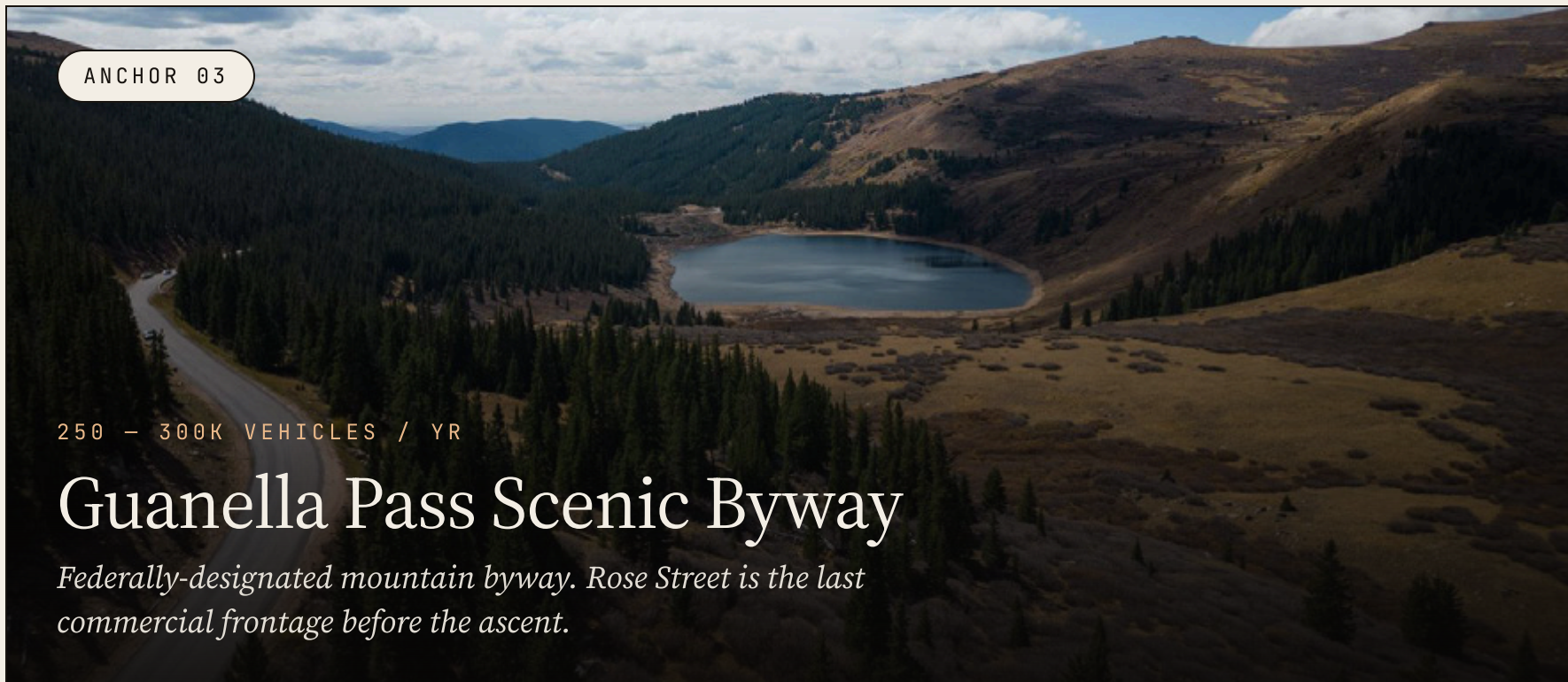


ANCHOR 02

85,000+ VISITS / YR

Cabin Creek Brewing

Top craft-beer destination on the entire I-70 mountain corridor. Adjacent to the parcel.



ANCHOR 03

250 - 300K VEHICLES / YR

Guanella Pass Scenic Byway

Federally-designated mountain byway. Rose Street is the last commercial frontage before the ascent.



ANCHOR 04

NOVEMBER - DECEMBER

Georgetown Christmas Market

Nationally-recognized holiday market. Brings tens of thousands of additional weekend visits during peak retail.

OPERATOR PROFILES

The buildout, the trade area, and the dual-building structure point to *three* kinds of operator.

Pick a lane. Each one inherits a different combination of the two buildings, the patio, and the apartment.

Concept I

The brewery-restaurant.

One operator takes both buildings. 501 brews and pours, 505 plates a chef-driven menu, the patio bridges them. A multi-location brewery group is the natural fit.

WHY HERE • ADJACENT CABIN CREEK HALO • I-70 TRAFFIC • EXISTING GLYCOL

Concept II

The mountain saloon.

A single restaurant operator takes 505 only — full-service dining in the saloon, with the apartment housing the chef. 501 leases independently to a brewery partner.

WHY HERE • TURNKEY KITCHEN • APARTMENT • 1880S CHARACTER

Concept III

The destination brewpub.

A new or expanding craft brewery takes 501 as a small-batch taproom. 505 leases to a separate kitchen-driven concept. Two anchors, one shared patio.

WHY HERE • TURNKEY TAPROOM • TILE TANK ROOM • BYWAY FRONTAGE

A TURNKEY COMPLEX ON THE FUNNEL OF GUANELLA PASS

Walk it. *Take it.* Open by summer.

PROPERTY

505 & 501 Rose Street
Georgetown, CO 80444

AVAILABLE

Together · or separately
Apartment optional

TOUR REQUESTS

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MORE ONLINE

505Rose.com
Photos · plans · data · video