

**CONFIDENTIAL OFFERING:**

**Freestanding Restaurant Property**



**FOR SALE | 698 SANTA FE DRIVE  
DENVER, COLORADO 80204**

**MONTANA RAE, LISTING BROKER  
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## CONFIDENTIALITY NOTICE & CURRENT CONDITIONS

The information contained herein is confidential and intended for qualified parties only. By proceeding, you acknowledge that the details of this listing, including the property address, asking price, and ownership information, are not to be shared publicly or disclosed to unauthorized parties.

This property is not currently operating as a restaurant.  
It is occupied by another business.

**Showings by appointment only.**  
**Please do not visit the property or approach the occupant.**

[View the listing online](#)

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**Freestanding restaurant property at a highly active, signalized intersection in Denver's Art District on Santa Fe, a few blocks from the Burnham Yard redevelopment, the future home of the new Denver Broncos stadium.**

The building was fully remodeled and expanded from a storefront retail space into a purpose-built, full-service restaurant featuring a 1,011 SF pergola-covered patio with garage doors. The buildout delivered a large bar and dining room, a spacious kitchen, a private dining room, and a large, functional basement. Infrastructure includes new HVAC, plumbing, electrical, hood ventilation, grease interceptor, walk-in coolers, draft lines, and tie-ins for all standard restaurant equipment.

The remodel wrapped up in late 2019, and a restaurant operator opened shortly thereafter. Within a few months, the pandemic made restaurant operations unsustainable, and the owner transitioned the space to a temporary retail use (boutique tattoo studio) while preserving the restaurant infrastructure.

The property is in outstanding condition, beautifully designed, and ready for an operator to reactivate it for its intended use. Construction documents, equipment plans, and a virtual tour are available upon request.

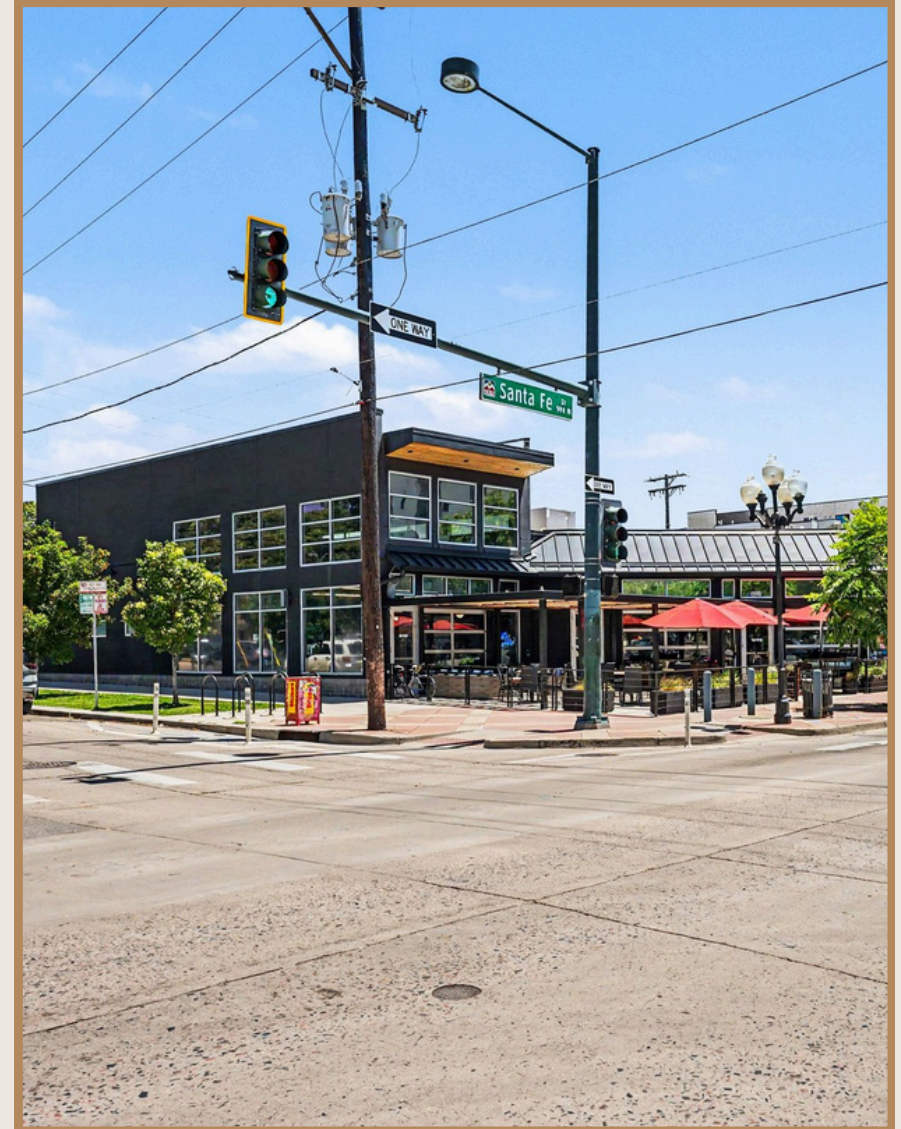
Reactivation as a restaurant will require (i) reconstruction of the front section of the bar (plumbing tie-ins, drains, beer taps, bar-back refrigeration, and bar canopy are still in place), (ii) a change of use from retail to restaurant (City of Denver), (iii) acquisition of a liquor license, and (iv) new restaurant equipment and furniture.

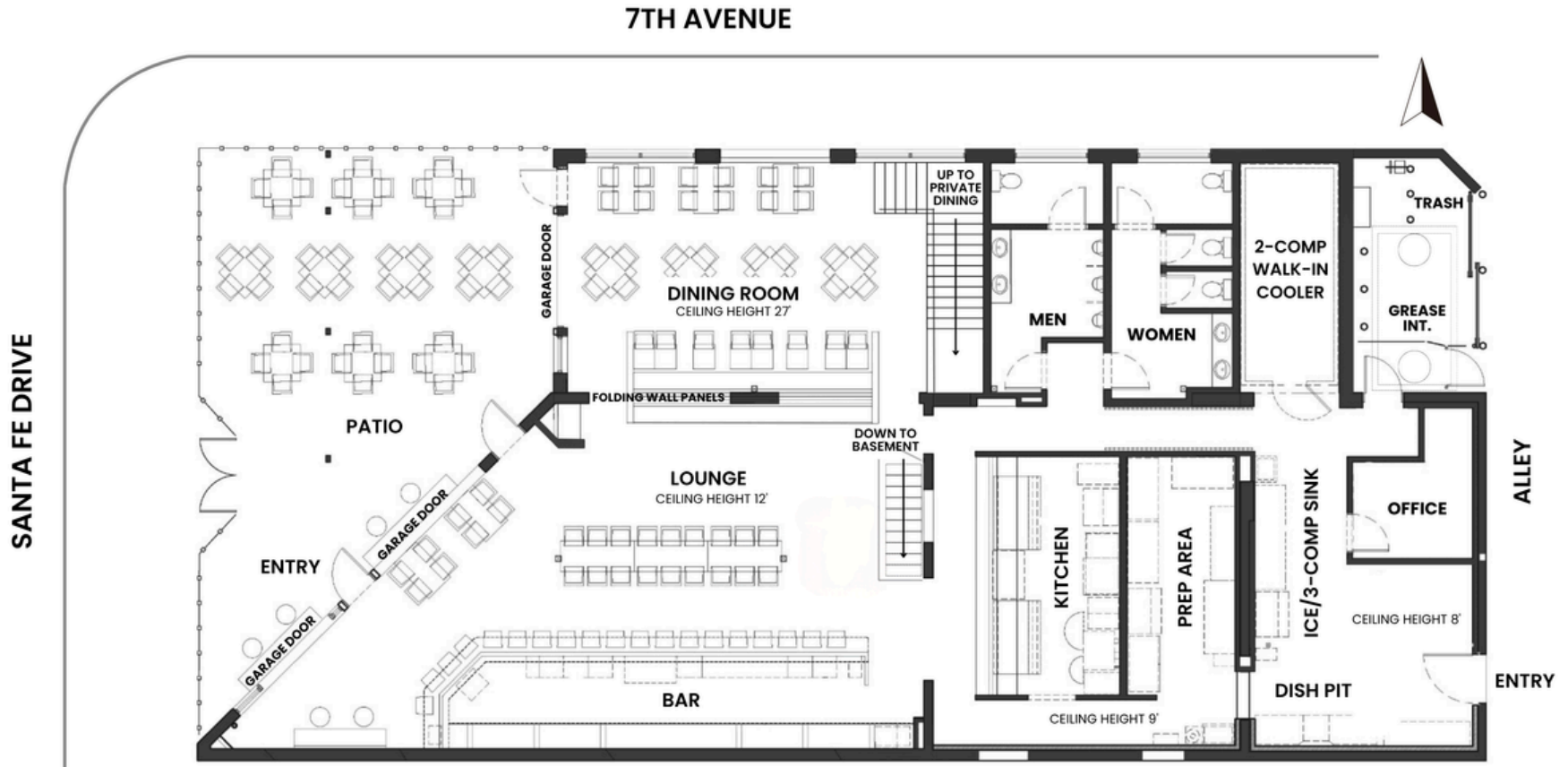
**This property is not currently operating as a restaurant. It is occupied by another business. Please contact us to schedule a private tour. Please do not disturb the occupant.**

## Listing Highlights

- Freestanding restaurant property at a high-visibility corner on Santa Fe Drive and East 7th Avenue
- 4,533 SF building with 1,011 SF pergola-covered patio featuring three garage doors
- Expanded and fully remodeled in 2019 with all new restaurant infrastructure (NOT currently operating as a restaurant)
- Hood ventilation, grease trap, walk-in coolers, and draft lines in place
- Basement provides storage and staff break area
- Construction documents, equipment plans, and a virtual tour are available
- Blocks from the Burnham Yard redevelopment, home of the new Denver Broncos Stadium

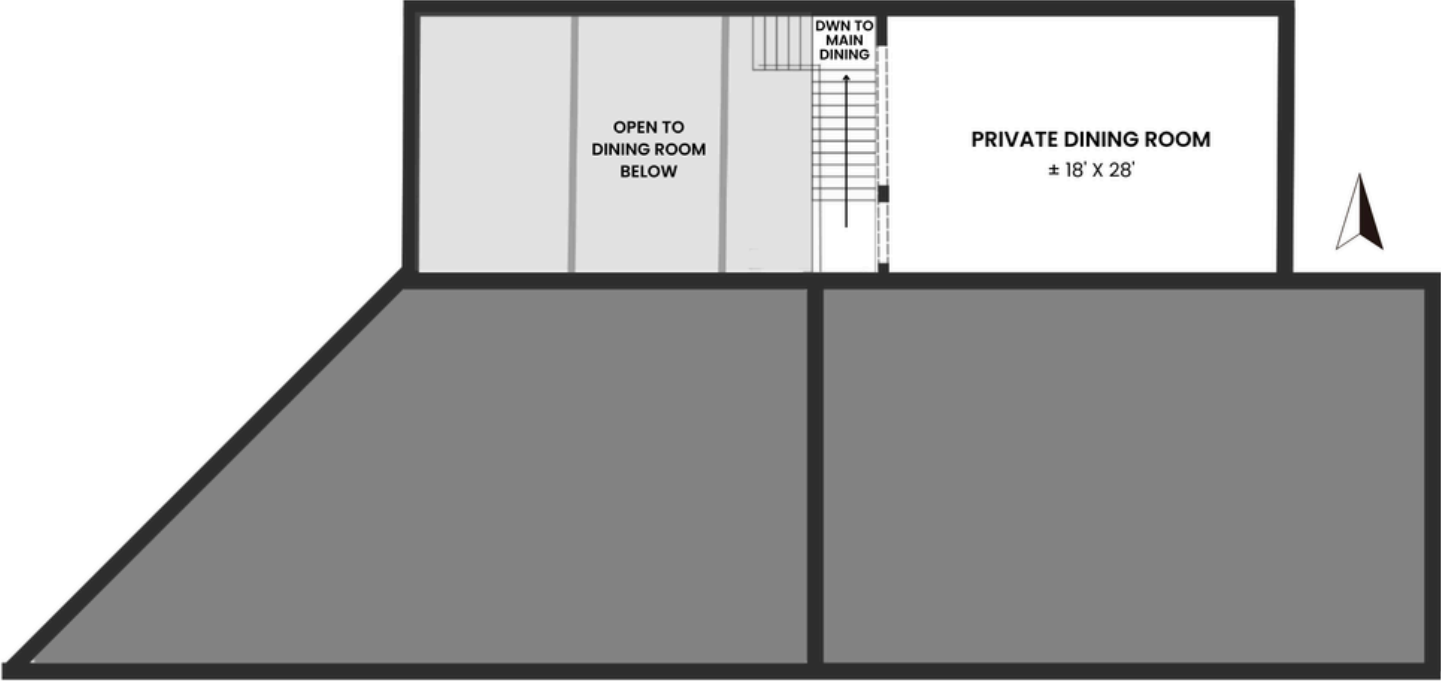
<b>Type</b>	Freestanding Restaurant
<b>Building Size</b>	4,533 SF + 1,011 SF Patio + Basement
<b>Sale Price</b>	Contact Broker
<b>Current Use</b>	Retail (Boutique Tattoo Studio)
<b>Year Built/Reno</b>	1891/2019
<b>Zoning</b>	C-MS-5





## 698 SANTA FE DRIVE FLOOR PLAN | MAIN LEVEL | RESTAURANT LAYOUT

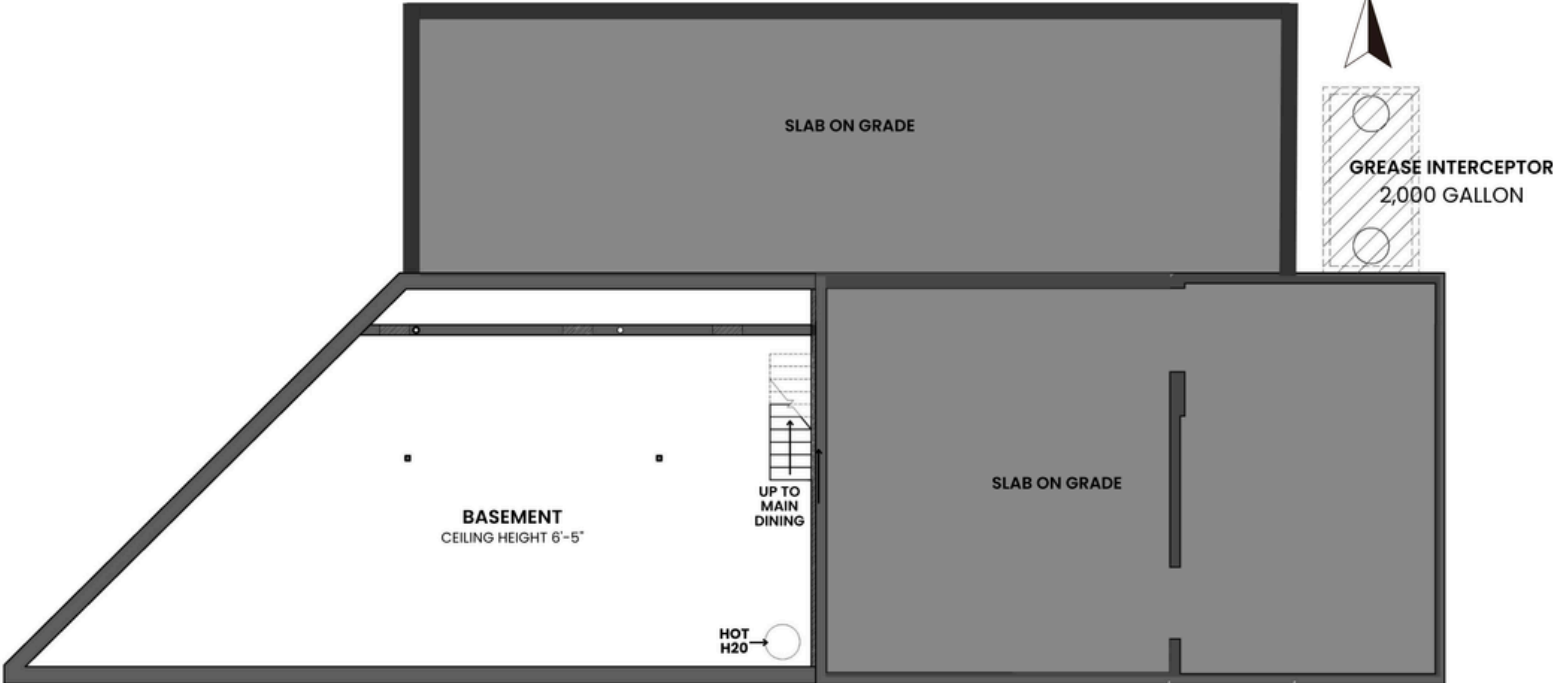
This plan is provided for reference only and reflects the general layout in place when the property previously operated as a restaurant. Most, but not all, restaurant equipment has been removed. Existing utility connections and restaurant infrastructure, including plumbing, drains, electrical, grease infrastructure, and related tie-ins, remain in place. Please review all listing materials carefully and contact broker for additional information or clarification. Additional plans are available upon request.



**698 SANTA FE DRIVE**

**FLOOR PLAN | SECOND LEVEL | PRIVATE DINING ROOM**

Please review all listing materials carefully and contact broker for additional information or clarification. Additional plans are available upon request.



**698 SANTA FE DRIVE**

**FLOOR PLAN | BASEMENT**

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The building and pergola-covered patio at Santa Fe Drive and East 7th Avenue





The back bar area, including tap tower, refrigerators, bar canopy, and plumbing remain in place.



The light-filled dining room with soaring 27' ceilings is currently used by the occupant's tattoo business. Tattoo chairs and equipment are not part of the sale.



A view from the top of the stairs exiting the ~504 SF private dining room



Previous location of ~20-foot hot food prep line: range, charbroiler, griddle, fryers, ovens, and smoker. Green tentacles mark the hood vent tie-ins. Gas, electrical, and venting remain in place for a full line. Restaurant equipment plan is available for reference.



2-compartment walk-in cooler is still in place. Interior dimensions: 7'-10" X 18'-0".



The expo line runs parallel to the hot food prep line on the other side.



Interior of the walk-in cooler, with kegs and draft lines in place.



In 2020, this full-service restaurant opened to the public. After a few months, the operator closed the doors amid the pandemic, and the space transitioned to retail use.

The front bar counter was removed, while the back bar, including the tap tower, refrigerators, bar canopy, and plumbing, remains in place.

The open-concept kitchen is partially visible at the back of the shot.



The dining room with 27' ceilings and windows facing East 7<sup>th</sup> Avenue was an addition constructed in 2019. Photo taken in 2020. Restaurant furnishings not currently in place.

Sliding wall partitions remain in place, allowing the dining room to be separated for private events.

The staircase and second-floor private dining room were added after this image was captured.

Take a virtual tour with Matterport by clicking the image or scanning the QR code.



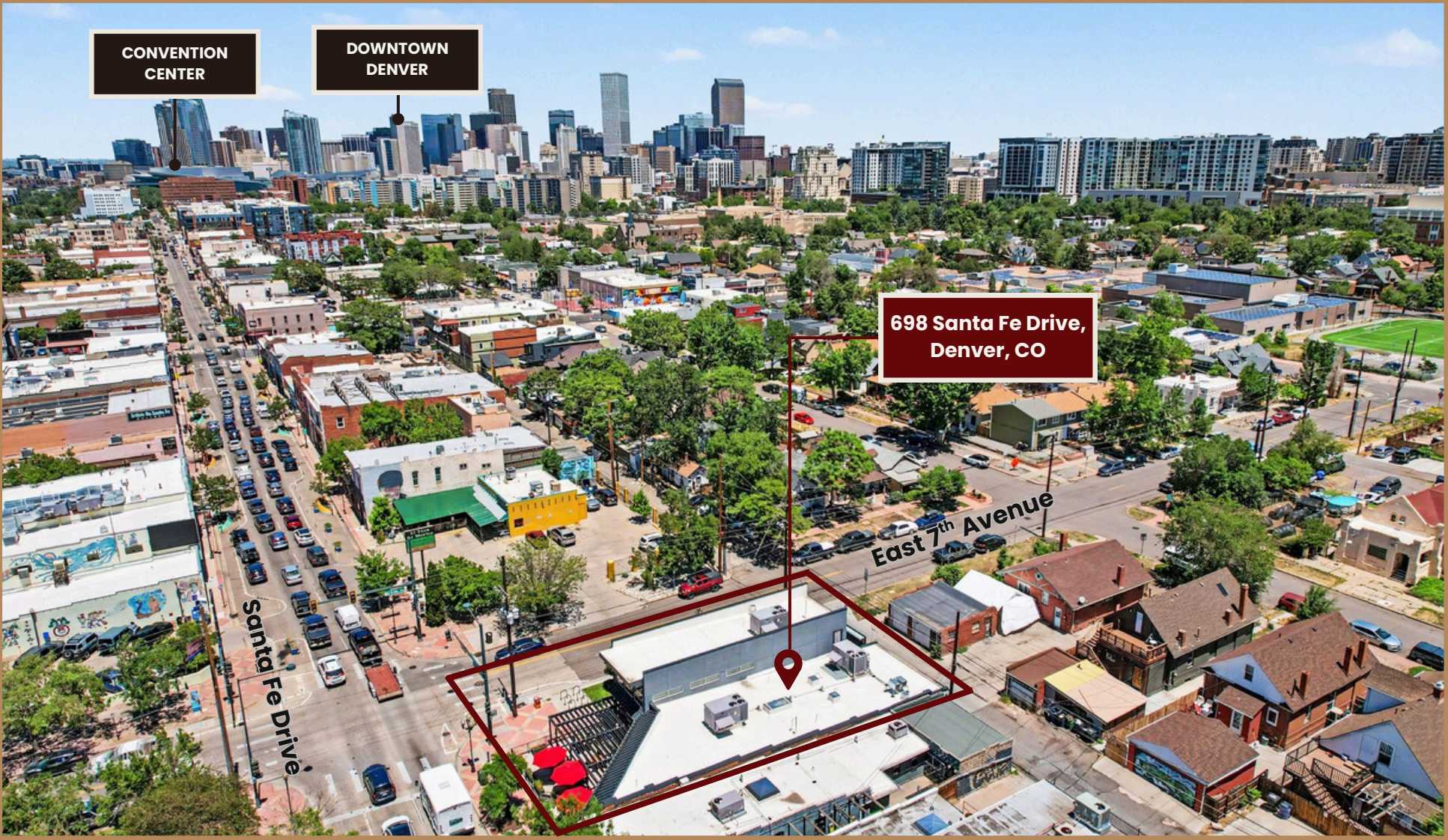
698 Santa Fe Dr



POWERED BY





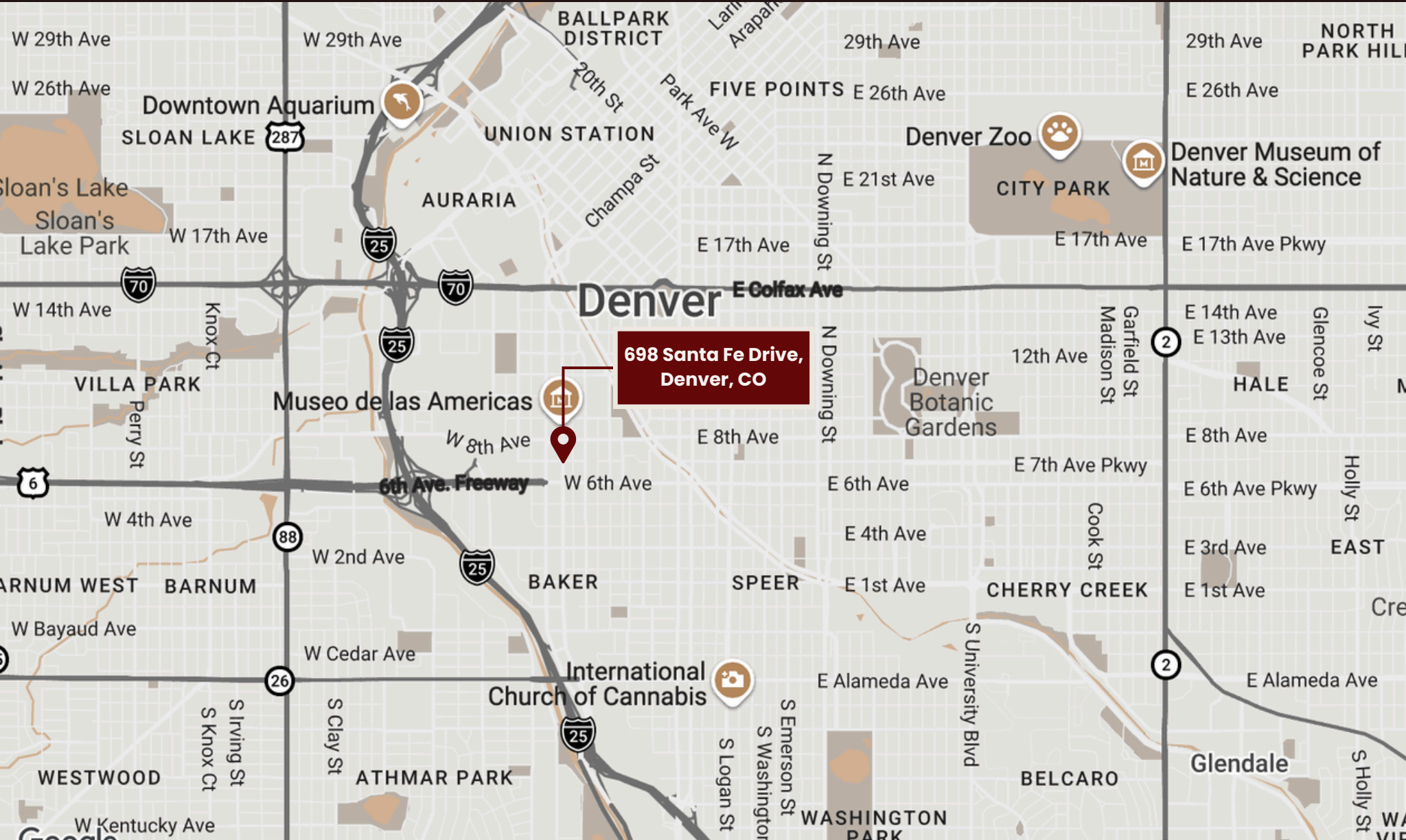


Lincoln Park is one of Denver's oldest neighborhoods, shaped by generations of residents who built a community rooted in culture, commerce, and creative enterprise. It's home to the Art District on Santa Fe, a nationally recognized arts and cultural corridor with more than 40 galleries, studios, theaters, and creative businesses along Santa Fe Drive. First Fridays draw thousands to the corridor year-round.

The neighborhood sits immediately south of downtown, bounded by Colfax Avenue, Speer Boulevard, 6th Avenue, and the South Platte River. RTD light rail connects the area via the 10th and Osage station, and the Cherry Creek bike path runs along the eastern edge. Cultural anchors include Museo de las Americas, Su Teatro, Colorado Ballet, and the Denver Civic Theatre.

The Burnham Yard redevelopment, located a few blocks west, is expected to bring significant new investment and foot traffic to the area as the site of the future Denver Broncos stadium.





# Area Details & Location Highlights | 698 Santa Fe Drive



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**EMPOWER FIELD  
AT MILE HIGH**

**BALL ARENA**

DEMOGRAPHICS	1 MILE	5 MILES
Median HH Inc. (2024)	\$83,458	\$94,286
Population (2024)	42,115	647,067

TRAFFIC COUNTS	Daily Average
Santa Fe Drive	~26,000 (2025)

**BURNHAM YARD**

**698 Santa Fe Drive,  
Denver, CO**



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