



Features

- Walkable Bluebird District Neighborhood, High Incomes and Dense Population
- 3,345 SF
- Beautiful, 74 Seat Patio with 2 Gas Fire Pits
- Fully Equipped Kitchen includes 17' Type 1 Exhaust Hood and Grease Trap
- Large Bar and Lounge Area
- Hotel & Restaurant Liquor License
- Rent \$38.00 PSF NNN

Overview

High-profile restaurant opportunity on East Colfax Avenue featuring excellent street frontage, established restaurant infrastructure, strong neighborhood demographics, and access to one of Denver's most active dining corridors. The layout features a large beautiful outdoor heated patio that the alfresco dining crowd will appreciate. This renovated auto-body shop that won a Mayor's Design Award seamlessly blends historic Colfax character with modern restaurant infrastructure. The prominent restaurant space is the anchor of this development that houses Cerebral Brewing and Japon Sushi. The dining room seats 51 but the bar area is the star with 29 seats at the bar and an additional 45 seats with garage doors that open to the inviting patio area with fire pits.

Contact:

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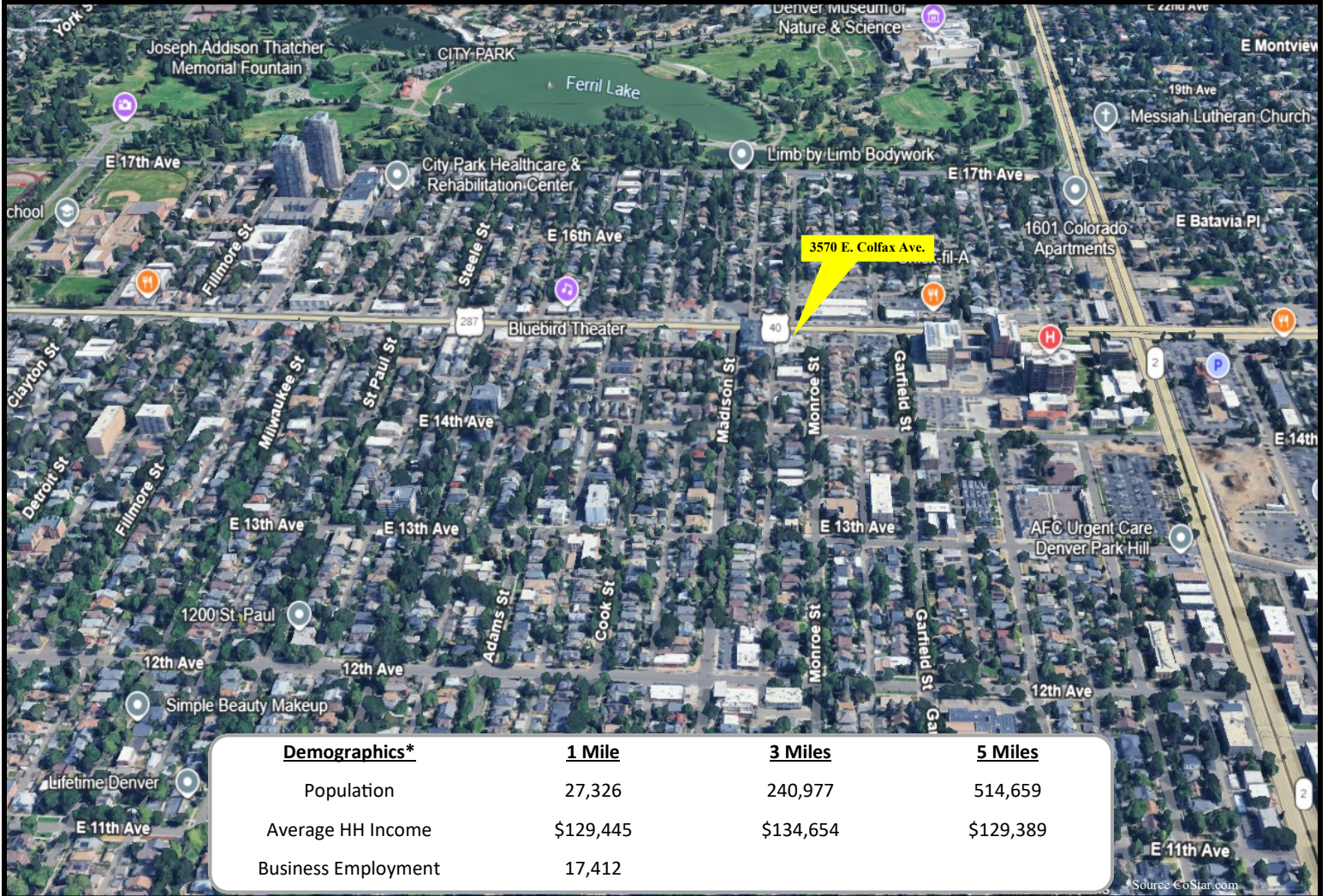
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Restaurant and Bar for Lease

Large Patio, Bar & Lounge Area

3570 E. Colfax Ave., Denver, CO 80206



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