

TABLE 6

609 CORONA ST., DENVER, CO 80218

2,200 SF RESTAURANT | TRANSFERABLE LIQUOR LICENSE



OPERATING BUSINESS DO NOT DISTURB TENANT - ALL COMMUNICATION THROUGH LISTING TEAM ONLY

PROPERTY HIGHLIGHTS

- Iconic Denver Restaurant Available - All FF&E Included
- ± 2,200 SF Plus Patio & Basement With Prep, Storage, & Office
- Fully Equipped with 10' Hood, Grease Trap, & Walk In
- Open Kitchen Layout with Main Dining, Private Room, & Patio
- Favorable Lease in Place with Renewal Option
- Unbeatable E. 6th Ave. Location Near Cherry Creek, Country Club, Capital Hill, & Cheesman Park

TRAFFIC COUNTS: 24,503 VPD - E. 6th Ave & Corona St.

DEMOGRAPHICS (2025)	1 MILE	3 MILE	5 MILE
Est. 2026 Population	51,344	266,963	594,436
Avg. 2026 HH Income	\$152,185	\$168,458	\$161,280



AXIO Commercial Real Estate represents that it has not made a physical inspection of the Property and has no actual knowledge of any defects in the Property except as identified in writing to the Buyer. The Buyer has been advised by Broker to make an investigation of the Property at its own expense, which investigation should include without limitation the availability of access, utility services, zoning, environmental risks, soil conditions, structural integrity and mechanical systems.

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