

For Lease

2,667 sq. ft.

Turn-Key Bar/Restaurant @ The Yard on Santa Fe



900 West 1st Avenue, Suite 130, Denver, CO 80223 (1st & Santa Fe Drive)

Property Info:

Available Space: 2,667 Sq. ft.
Rate: Call Broker
Lease Term: 5 years preferred
Zoning: I-A, UO-2
Parking: 100+ off-street spaces
Power: 3 phase-200 amp-208/120V

Highlights:

- Turn-Key Bar/Restaurant w/ all FF&E included (See List)
- 4,000 gal. grease trap, hook-up available
- Beautiful hardwood floors
- Common ADA bathrooms
- Central heat & air conditioning
- Fire sprinklered
- Ample parking
- Easy Access to Downtown Denver, I-25 and 6th Avenue

Join Smokin Yard's BBQ, So Many Roads Brewery & Museum, Deviation Distilling, Rocky Mountain Flex Fitness, Copper Door Coffee and others @ The Yard on Santa Fe.

Formerly occupied by Ink & Drink Screen Printing and Entertainment Bar. Ideal for a multitude of businesses (such as Paint/Art/Drinks, Kitchen, Bar, Clubs) that can utilize a Commercial Kitchen. Immaculate condition and all the FF&E IS INCLUDED!!

Contact Information

Hal Naiman 720.475.5002

hal@theshermanagencyinc.com

or

Josh Snyder 720.475.5006

josh@theshermanagencyinc.com

The Sherman Agency, Inc.

910 West 8th Avenue

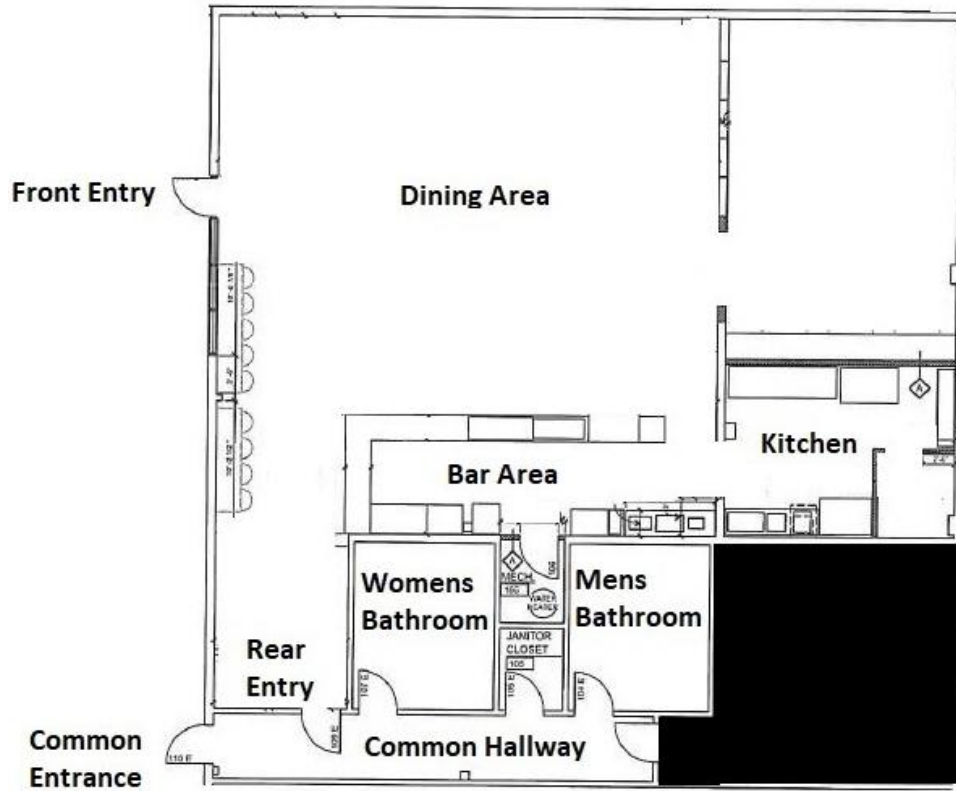
Denver, Colorado 80204

Phone: 303.572.8778

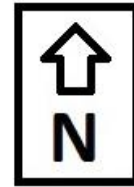
www.theshermanagencyinc.com

The Sherman Agency, Inc.
Real Estate Investments / Consulting / Management





Santa Fe Drive



Demographics (2020)	1 Mile	3 Miles	5 Miles
Total Population	16,455	247,850	560,889
Average Household Income	\$87,162	\$98,054	\$95,981
Total Households	8,098	120,446	255,371
Total Employees Working in Vicinity	35,015	255,376	410,537
Traffic Counts (2018)	20,000/VPD NB Santa Fe Drive north of Alameda Drive		



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