



TURN-KEY RESTAURANT FOR SALE/LEASE

3109 Federal Boulevard, Denver, CO 80211

Building Size: 3,630 SF + 1,101 SF Basement

Lease Rate: \$29.00/SF NNN

Sales Price: \$1,800,000



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A rare turn-key restaurant on Denver's Federal Boulevard—fully built out and ready for an owner-user or operator to open with minimal startup cost, in one of the city's most established and culturally vibrant submarkets.

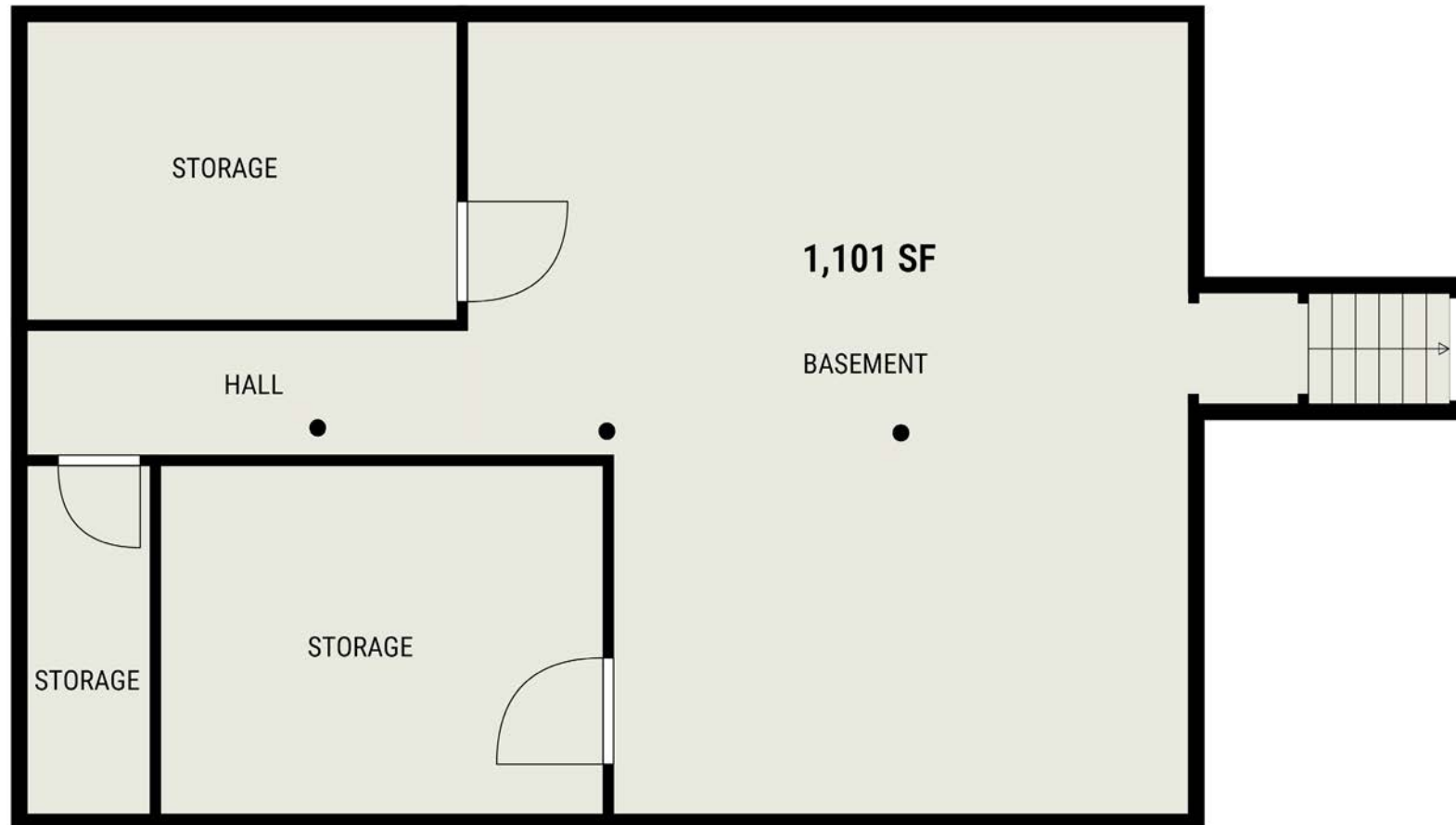


PROPERTY HIGHLIGHTS

- Turn-key restaurant—open with minimal startup cost
- Full commercial kitchen already in place: 12-ft hood, walk-in cooler, grease trap
- Complete bar build-out: keg & fountain systems, coolers, sinks
- Adjacent billboard included—~\$30K/year in additional income
- Ample off-street parking for guests & staff
- Prominent frontage on high-traffic Federal Boulevard (34K VPD)
- Over 200,000 residents within a 3-mile radius
- Central Denver location—quick access to Downtown and the Highlands

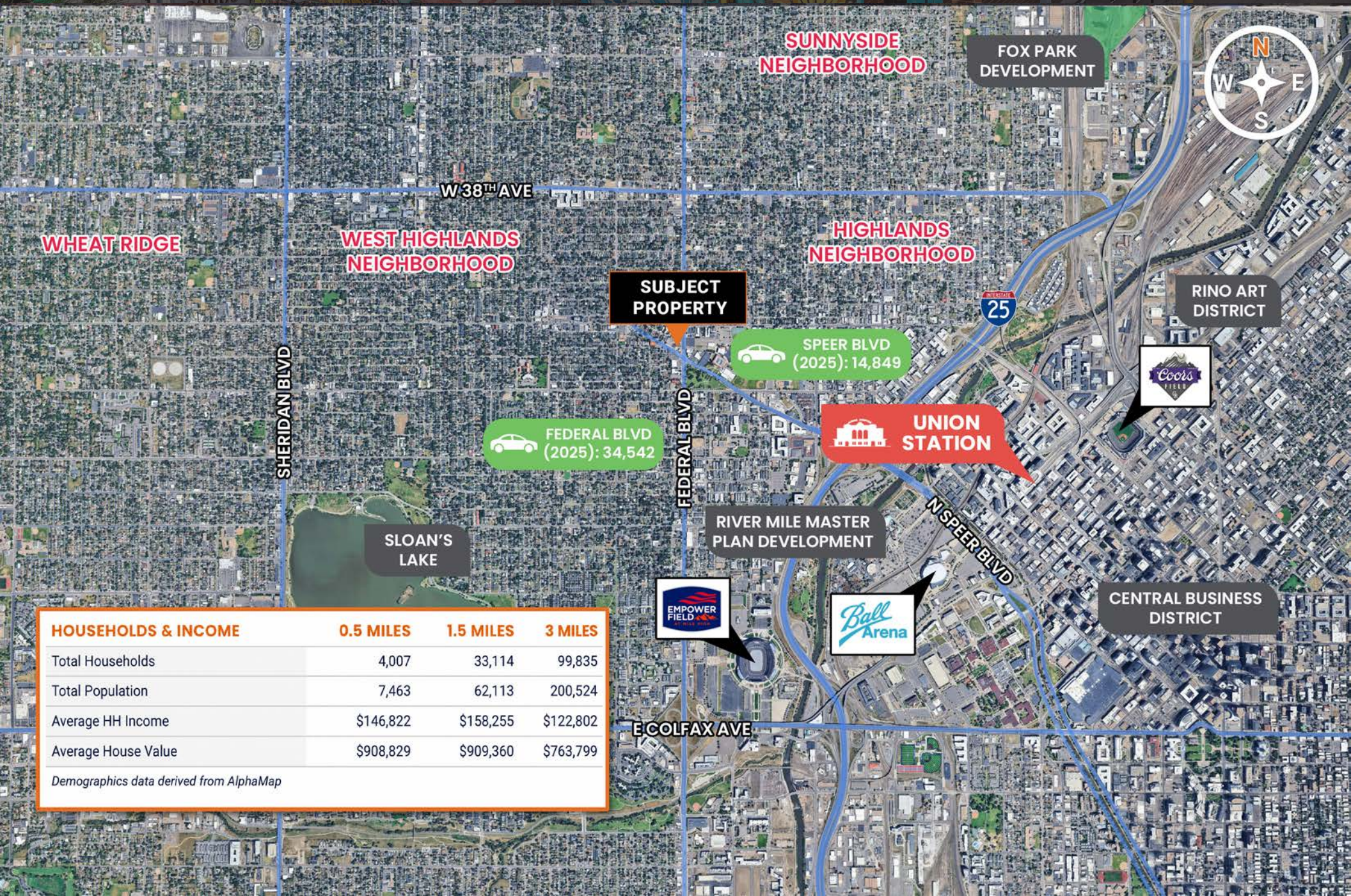
Property Address	3109 Federal Boulevard, Denver, CO 80211
Total Lot Size	14,241 SF (2 parcels)
Building Size	4,731 SF Total (3,630 SF Main + 1,101 SF Basement)
Year Built/Renovated	1936/1975
Zoning	U-MX-3
2025 Taxes	\$26,208.16
Lease Rate	\$29/SF NNN
Estimated Expenses	\$18.69/SF NNN
Sales Price	\$1,800,000
Additional Income	<i>An adjacent billboard generating approximately \$30,000 in income is included with the property purchase.</i>











HOUSEHOLDS & INCOME

	0.5 MILES	1.5 MILES	3 MILES
Total Households	4,007	33,114	99,835
Total Population	7,463	62,113	200,524
Average HH Income	\$146,822	\$158,255	\$122,802
Average House Value	\$908,829	\$909,360	\$763,799

Demographics data derived from AlphaMap

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