

FOR LEASE

1526 BLAKE STREET

1526 BLAKE STREET, DENVER, CO 80202

RESTAURANT-BAR | 3,125 SQUARE FEET

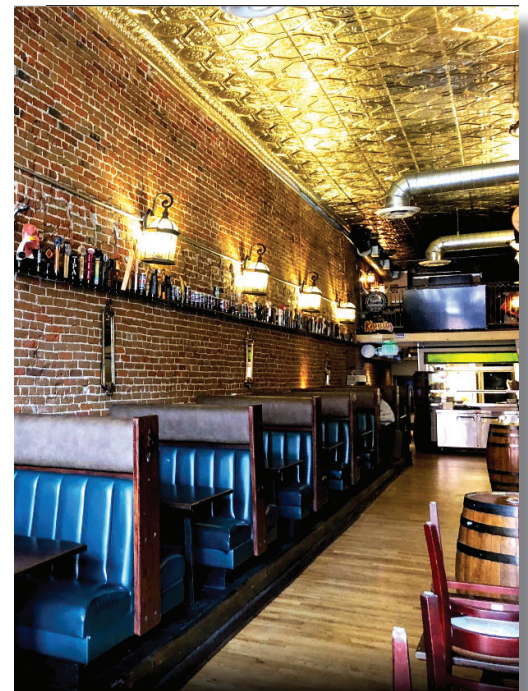


PROPERTY HIGHLIGHTS

- Turnkey bar/restaurant opportunity in LoDo, blocks from Ball Arena, Larimer Square, Union Station, & Coors Field
- Located in one of Denver’s oldest historic buildings featuring original hardwood floors, exposed brick, and ornate pressed-tin ceilings
- Dual bar configuration with main floor bar and mezzanine level ideal for additional service or private events
- Fully equipped kitchen with fryers, grill, flat top, convection oven, & prep areas
- Functional basement (±3,125 SF) with high ceilings, storage, prep space, two walk-in coolers, & employee restroom, not included in rentable SF
- Transferable Liquor License, FF&E Negotiable

TRAFFIC COUNTS: 49,014 VPD - N. Speer Blvd.
13,995 VPD - Blake Street

DEMOGRAPHICS (2025)	1 MILE	3 MILE	5 MILE
2026 Population	46,645	277,392	526,199
2026 Avg. HH Income	\$157,206	\$159,340	\$160,108



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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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