

2150

N BROADWAY

DENVER, CO 80205

\$1,500,000

\$25 - \$28/SF (NNN)

RESTAURANT FOR SALE OR LEASE



SELLER FINANCING AVAILABLE!

Are you eligible for

303-296-3334



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 **UNIQUE**
PROPERTIES



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400 S. Broadway | Denver, CO 80209

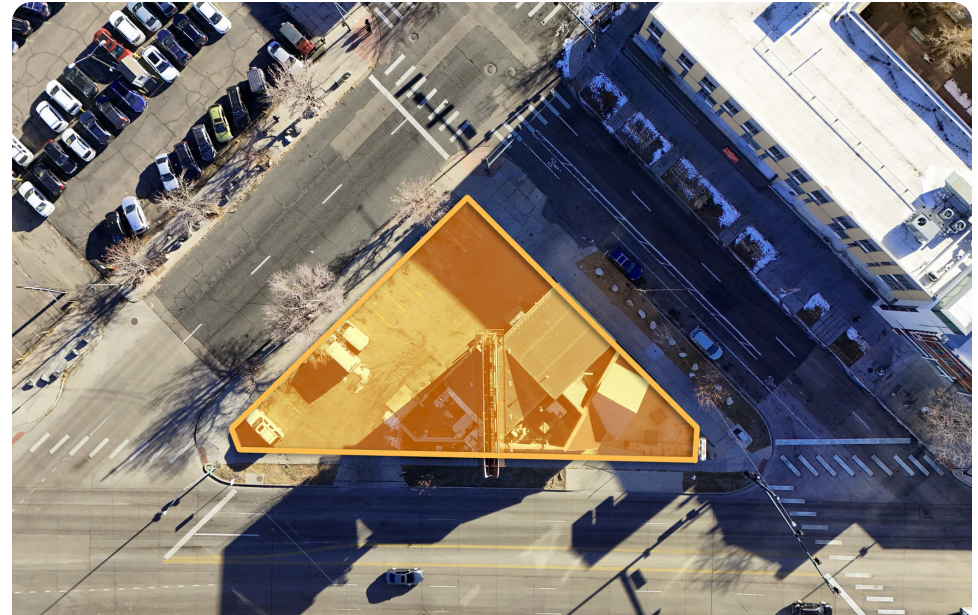
PROPERTY HIGHLIGHTS

Address	2150 N Broadway Denver, CO 80205
Sale Price	\$1,500,000
Price/ SF	\$439.11/SF
Lease Rate	\$25-28/ SF + NNN
Building Size	3,416 SF
Lot Size	8,874 SF
Zoning	D-AS-12+
Taxes (2026)	\$36,298.50
Year Built	1995/ 2012
Sprinklered	Yes
Parking	15 +/- parking spaces
Number of Floors	2

PROPERTY DESCRIPTION

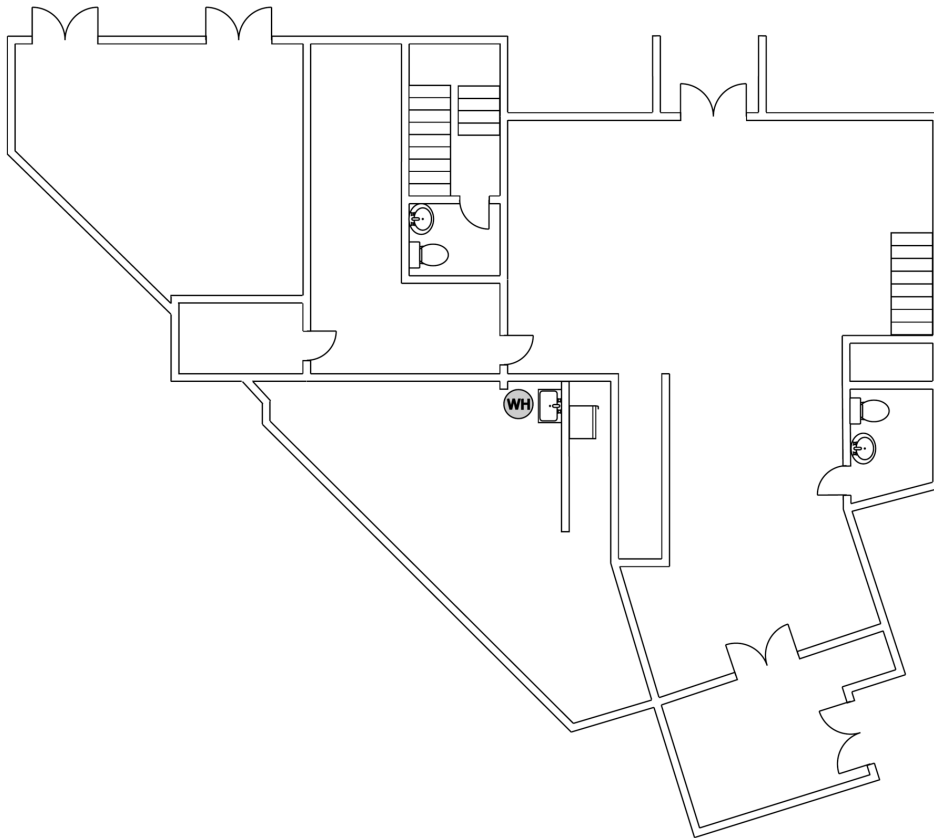
The Denver Infill Specialists of Unique Properties is pleased to present the property at 2150 N Broadway, Denver, CO, is a 3,416 SF stand-alone restaurant on an 8,874 SF lot at the high-visibility corner of N Broadway, Champa Street, and 22nd Street. With two access points and proximity to downtown Denver, RiNo Art District, and LoDo, it benefits from heavy traffic, excellent pedestrian exposure, and public transportation access. Ideal for fine dining, casual eateries, cafes, event venue, or future development, this prime location offers outdoor seating, ample parking, and a rare investment opportunity in Denver's urban market.

- All FF&E can be purchased for \$150,000, contact Broker for FF&E list.
- 6 Public Transportation stops within 2-blocks (Bus & Light Rail)
- 20,000+ vehicles per day at the intersection of Broadway & Champa Street
- Walking distance to countless other bars & restaurants (Mercury Cafe, LaFiesta, Elways, The Lobby, Solutions Lounge, & The British Bulldog)

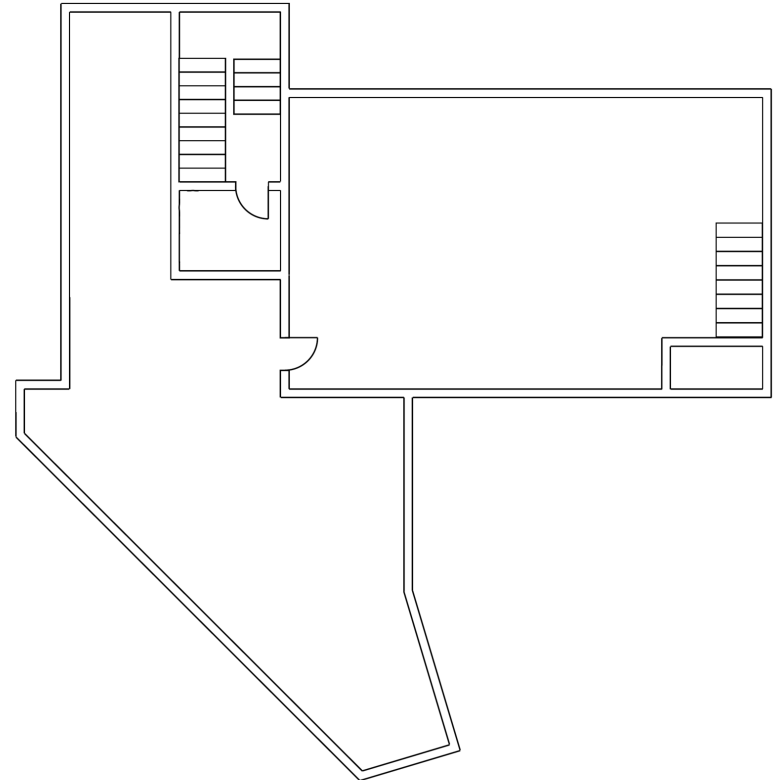


FLOOR PLANS

FIRST FLOOR



SECOND FLOOR



DEMOGRAPHICS & LOCATION MAP

DEMOGRAPHICS

POPULATION	1 MILE	2 MILES	3 MILES
Total Population	49,866	233,273	497,799
Average Age	38	38	38

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	29,688	124,839	234,492
# of Persons per HH	1.7	1.9	2.1
Average HH Income	\$129,058	\$130,952	\$127,084
Average House Value	\$791,870	\$831,656	\$792,884



ADDITIONAL PHOTOS



DENVER AT-A-GLANCE

Denver Metro Area 2025 NATIONAL RANKINGS

3rd

City Where
Millennials
Are Moving
(SmartAsset)

5th

Best Place
to Live
(USA Today)

3rd

Highest Rate of
Entrepreneurship
(GoDaddy)

11th

Most Educated
Metro Area
(WalletHub)

17th

Best Job
Market
(Common Sense
Institute)

6th

Highest Airport
Traffic In the
World at DIA
(Denver Post)

7th

Healthiest City
in America
(WalletHub)

3rd

Highest
Number of VC
Deals
(York IE)

Denver MSA Population 2025-2050

(METRO DENVER EDC)

2025: 3.4M (5% since 2020)

2030: 3.6M (6% projected since 2025)

2035: 3.8M (12% projected since 2025)

2040: 3.9M (16% projected since 2025)

2045: 4.0M (19% projected since 2025)

2050: 4.1M (22% projected since 2025)

3.6%

Unemployment
Rate (Nov-25)
(U.S. Bureau of Labor
and Statistics)

56.5%

Population With At
Least A Bachelor's
Degree
(Census.gov)

97

Walk Score
Downtown
Denver -
Walker's Paradise
(Walk Score)

86

Rider Score
Downtown
Denver -
Rider's Paradise
(Walk Score)

93

Biker Score
Downtown
Denver -
Biker's Paradise
(Walk Score)



UNIQUE
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TCN
REAL ESTATE SERVICES

TAKEOUT • CATERING
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benefits under the PACT Act?
Visit choose.va.gov

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