

FOR SALE

1310 PEARL STREET

1310 N. PEARL STREET, DENVER, CO 80203

RESTAURANT | 6,225 SQUARE FEET | \$3,000,000.00



OFFERED AT \$3,000,000.00

PROPERTY HIGHLIGHTS:

- Rare corner restaurant building in the heart of Capitol Hill, one of Denver’s most dense, high traffic dining areas
- Historic character with modern upgrades: exposed brick, skylights, & original French doors
- Flexible layout with café entry, main dining area, & private dining room for events
- Fully built out cocktail bar with separate alley entrance, ideal for speakeasy concept
- Outdoor patio seating + rare cabaret license allowing live music and entertainment
- Fully equipped kitchen with FF&E included for immediate operation
- Ability to demise into multiple concepts (approx. 850 SF café, 900 SF bar, 4,475 SF restaurant)

TRAFFIC COUNTS:

19,157 VPD - E. 13th Ave. & Emerson St.
 27,328 VPD - E. Colfax Ave. & Washington St.

DEMOGRAPHICS (2025)

	1 MILE	3 MILE	5 MILE
Population	64,954	280,384	569,572
Avg. HH Income	\$143,161	\$167,524	\$162,748
Daytime Population	88,406	252,392	388,756



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.

[CLICK HERE FOR BROKERAGE DISCLOSURES](#)

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