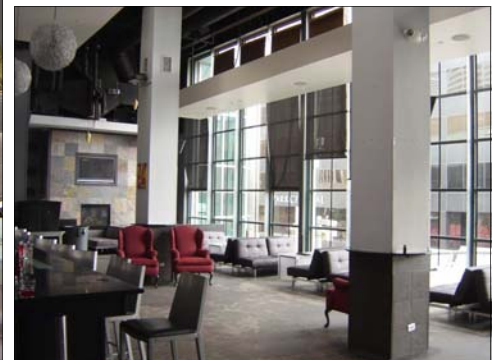


## Bar/Lounge - Tabor Center



- 2,928 SF
- Fully Equipped
- Tavern Dance Cabaret License
- Under-Market Lease-\$15.80 PSF NNN
- 16<sup>th</sup> Street Mall Location
- Covered Parking
- Only \$59,000

\*Source Demographicsnow.com

<u>Demographics*</u>	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population	20,404	209,176	432,140
Daytime Population	125,176	242,595	392,525
Average HH Income	\$74,509	\$59,866	\$65,372

This fully equipped lounge is located in the Tabor Center on the 16<sup>th</sup> street pedestrian mall in downtown Denver. Located on the third floor adjacent to Colorado Athletic Club, the facility has high ceilings, large bar, fireplace, and floor to ceiling windows facing 16th street. This is a rare opportunity to acquire a Lounge with a tavern dance cabaret license. This property will easily convert to any lounge, bar or nightclub and is ready for your concept!

For more information call Shawn Sanborn or Mark Valente 303.220.7919

[RestaurantsBarsForSale.com](http://RestaurantsBarsForSale.com)