

Just 5 Blocks from Coors Field! - LoDo Restaurant & Bar 1530 Blake St., Denver

- Great Lodo Location
- 3,125 SF
- Fully Equipped
- Two Hoods
- H&R Liquor License
- Good Long Term Lease
- Good Infrastructure & Condition
- First Year Gross Lease Rate \$19.20/SF
- **Only \$99,000!**



Demographics	1 Mile	3 Miles	5 Miles
Population	13,031	190,598	390,835
Daytime Population	104,826	239,146	389,705
Average HH Income	\$85,992	\$56,132	\$63,451

*Source Demographicsnow.com

Located just one-half block from 16th street mall and five blocks from Coors Field, this is one of the best locations in lower downtown. The property is fully equipped, has two hoods, a full bar, H&R liquor license & patio. The restaurant is in very good condition and has good infrastructure. The trade area offers a growing residential population, strong income demographics and over 100,000 employees within a one mile radius making this an ideal location for most concepts. A long-term lease is in place (currently \$19.20/SF NNN's included). Purchase the assets at a fraction of the original costs, assume a long term lease and convert to your concept.

For more information call
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