

**RESTAURANT
FOR LEASE
3,000 - 5,872 SF**

**2100 16TH ST. #145
DENVER, CO 80202**



1060 BANNOCK ST. SUITE 300
DENVER, CO 80204
T: 303.592.7300
F: 303.592.7305
WWW.AXIORE.COM



RIVERFRONT/UNION STATION NEIGHBORHOOD

RARE OPPORTUNITY, GREAT LOCATION IN THE HEART OF DENVER

**FULL SERVICE TURNKEY RESTAURANT WITH FULL BAR,
HOOD, GREASE TRAP & LARGE PATIO**

**LOCATED NEXT TO MILLENNIUM BRIDGE, & RIVERFRONT PARK
WALKING DISTANCE FROM 16TH STREET MALL, REI &
DENVER'S POPULAR UNION STATION**

DEMOGRAPHICS (2016)

EST. POPULATION:

AVG. HH INCOME:

TOTAL HOUSING:

1 MILE

25,721

\$102,822

16,395

3 MILE

203,445

\$71,781

110,269

5 MILE

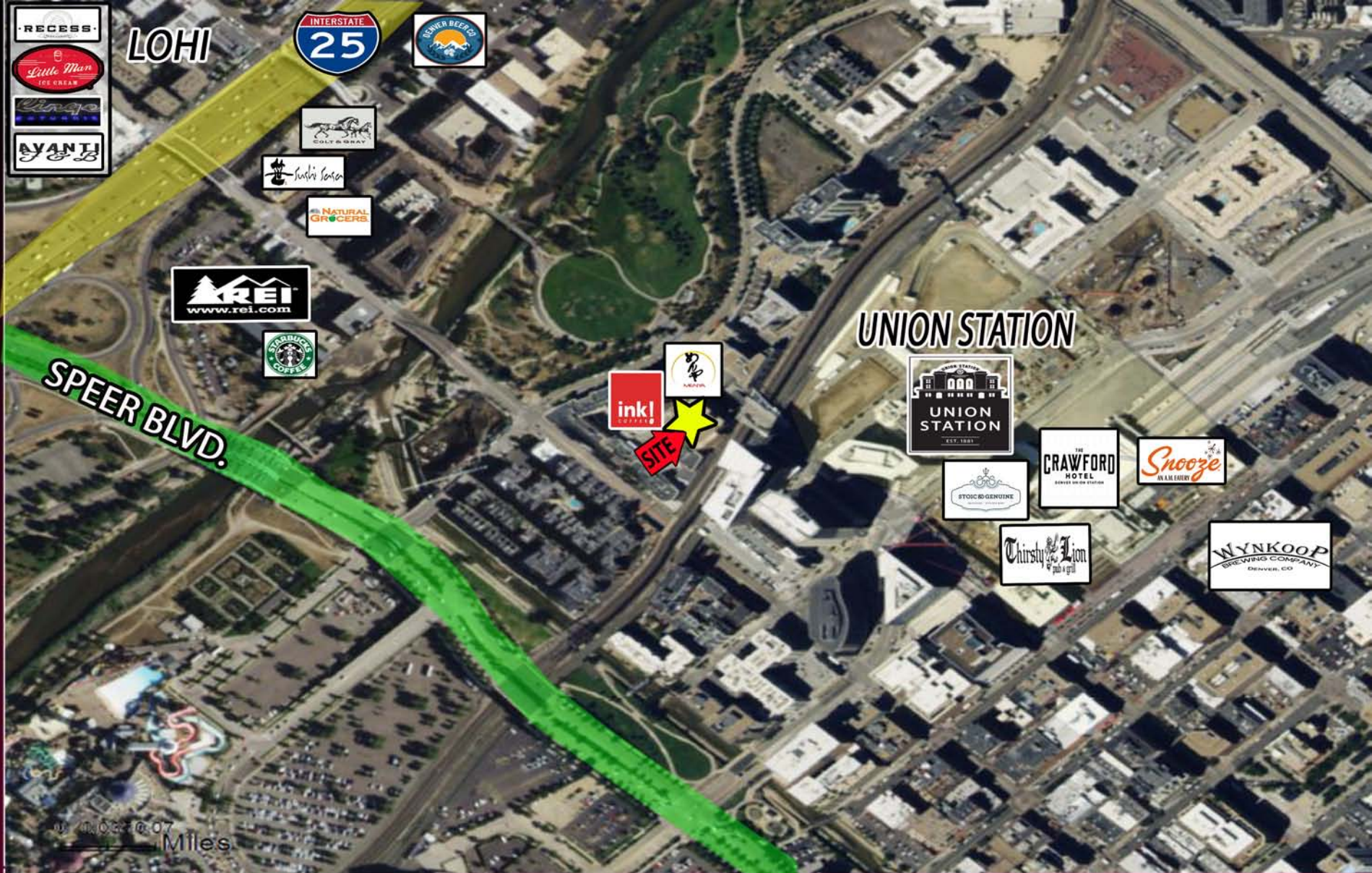
247,008

\$77,741

208,874

**JOHN LIVADITIS
303.592.7300
JOHN@AXIORE.COM**

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.



1060 BANNOCK ST.
SUITE 300
DENVER, CO 80204
T: 303.592.7300
F: 303.592.7305
WWW.AXIORE.COM

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.A

JOHN LIVADITIS
O: 303.592.7300
E: JOHN@AXIORE.COM