

FOR SALE

925 West 8th Ave, Denver CO 80204

Turnkey Brewery Available for Sale

2,488 SF Located in a Rapidly Growing Trade Area



HIGHLIGHTS

- Opportunity to buy existing brewery - including all equipment and brewing license
- In the heart of the Santa Fe Arts District
- Home to First Friday Art Walks, a late night viewing of 100+ art galleries welcoming 5,000+ patrons each month
- Close proximity to Downtown, with easy access to I-25 and 6th Avenue
- Rapidly growing trade area that is underserved

PROPERTY DETAILS

- Available: 2,488 SF
- Price: Call broker for pricing
- Current lease rate - \$19/SF NNN
- Term: 8 Years remaining



2019 DEMOGRAPHICS



RESIDENTIAL POPULATION

1 MILE	22,041
3 MILE	246,832
5 MILE	541,574



DAYTIME EMPLOYEES

1 MILE	45,632
3 MILE	255,813
5 MILE	399,182



TOTAL HOUSEHOLDS

1 MILE	12,407
3 MILE	123,271
5 MILE	244,752



AVERAGE HH INCOME

1 MILE	\$57,650
3 MILE	\$64,056
5 MILE	\$61,538

CONTACT INFORMATION

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Broad Street Realty, LLC

1440 Market Street | Denver, CO 80202
www.broadstreetllc.net

Washington, DC | Maryland | Virginia | Colorado | Paris

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BROAD STREET



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1211-1225 Santa Fe Drive Development

Retail with 153 Multifamily Units
6,800 SF
Est. Delivery: 1st quarter 2020
Permitted/Preferred Uses: Restaurant, Art Gallery, Boutique Retail, Medical, Fitness, Office, Co-Working

Wellington Apartments Development

919 bedrooms
253 apartment units
Co-housing type arrangement
denverinfill.com/blog/2018/10/wellington-apartments-update-2.html

TRAFFIC COUNTS

Kalamath St at W 7th Ave
45,437 VPD (2018)

DAYTIME EMPLOYMENT

1 Mile: 45,632
3 Miles: 255,813
5 Miles: 399,182

*source: Costar

South Lincoln Redevelopment

8 story senior housing building
81 unit 'Mariposa' apartments
Four 4 story buildings
denverinfill.com/blog/2014/04/la-alma-lincoln-park-south-lincoln-redevelopment-update-3.html

Inca Commons Development

92 Condominiums
86 units subsidized listed under \$200,000
64 units will be studios - 263 SF or less
24 2 bdrm units & four 3 bdrm units
3,000 SF office space
32 parking spaces
businessden.com/2018/12/19/nonprofit-buys-auto-shop-along-6th-avenue-income-restricted-condos-planned/

Santa Fe Arts District Development

117 condo units
11,000 SF retail space
121 parking spaces
businessden.com/2019/06/05/17-condos-proposed-for-site-in-santa-fe-arts-district/

6th & Inca Live/Work Townhomes

8 unit townhome development
fabreeng.com/multi-family-residential/6th-inca-livework-townhomes/

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