

TURN-KEY RESTAURANT OPPORTUNITY IN THE HEART OF DOWNTOWN

1433 17TH STREET (ST ELMO BUILDING) | DENVER, COLORADO



RUM ROOM



BASEMENT BAR



INFORMATION

- 2 blocks from Denver's Union Station (200,000 visitors per day)
- Surrounded by office, residential, and hotels
- Across from 'Basecamp' development
- Fully built out restaurant
- Total SF: Size: 7,464 SF
- Main Floor: 2,899 SF
- Basement: 4,565 SF (3,959 SF + Rum Room/Private Dining 606 SF)
- 2 full kitchens: Main Floor + Basement

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District Overview

- * 139,000 jobs in downtown Denver (4.1% year over year increase)
- * Over 2 million SF of office space absorbed in 2018
- * Over \$3 billion in development completed in 2018/2019 combined
- * 13% residential growth in 2018 (over 3,000 people added in 2018)
- * 6% annual retail sales growth
- * Over \$750 million economic impact from tourism in 2018
- * Over 10,700 downtown hotel rooms

Map ID	Restaurant Name
1	Yard House
2	Magliano's
3	Earl's
4	Rock Bottom
5	Cheesecake Factory
6	Ocean Prime
7	The Capital Grille
8	Wynkoop Brewery
9	Viewhouse - Ballpark
10	Denver Chop House
11	Henry's Tavern
12	Guard & Grace
13	Thirsty Lion

DEMOGRAPHICS

	1 MILE	2 MILE	3 MILE
Est. Population	37,507	130,986	235,873
Avg Household Inc	\$125,821	\$97,778	\$96,795
Employees	122,200	193,909	241,971
Businesses	6,947	12,735	17,161

Source: ESRI 2019

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FIRST FLOOR



BLAKE ST



BASEMENT

