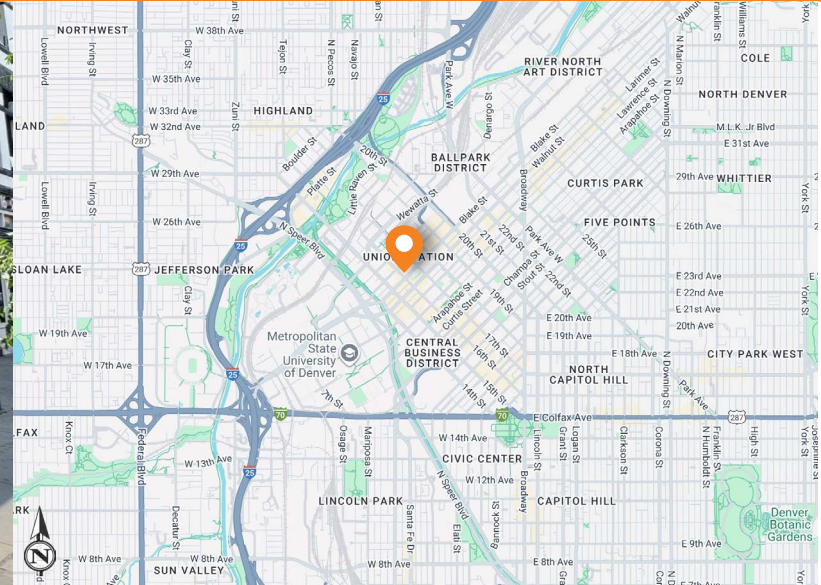


2nd Generation Restaurant

1620 WAZEE ST - DENVER, CO



AVAILABLE

6,400 SF

PROPERTY HIGHLIGHTS

- Free-standing, 2nd gen restaurant available for sale or lease.
- Prime LoDo location steps from 16th St, Union Station, Ball Arena, Coors Field, Colorado Convention Center, & Auraria Campus.
- Large patio & take-out window.

TRAFFIC COUNTS

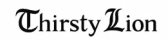
On Wazee St north of 16th St	6,515 CPD
On 17th St east of Wazee St	4,284 CPD
On 15th St east of Wazee St	5,707 CPD

Source: CDOT 2025

PEDESTRIAN COUNTS

On Wazee St north of 16th St	9,271 PPD
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NEARBY RETAILERS



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	15,833	44,964	150,212
AVERAGE HH INCOME	\$183,628	\$156,301	\$138,521
BUSINESSES	3,634	8,074	15,594
EMPLOYEES	68,722	132,006	200,541

Source: Applied Geographic Solutions, 2025 Estimates

KEN HIMEL

303.577.9956

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2nd Generation Restaurant

1620 WAZEE ST - DENVER, CO

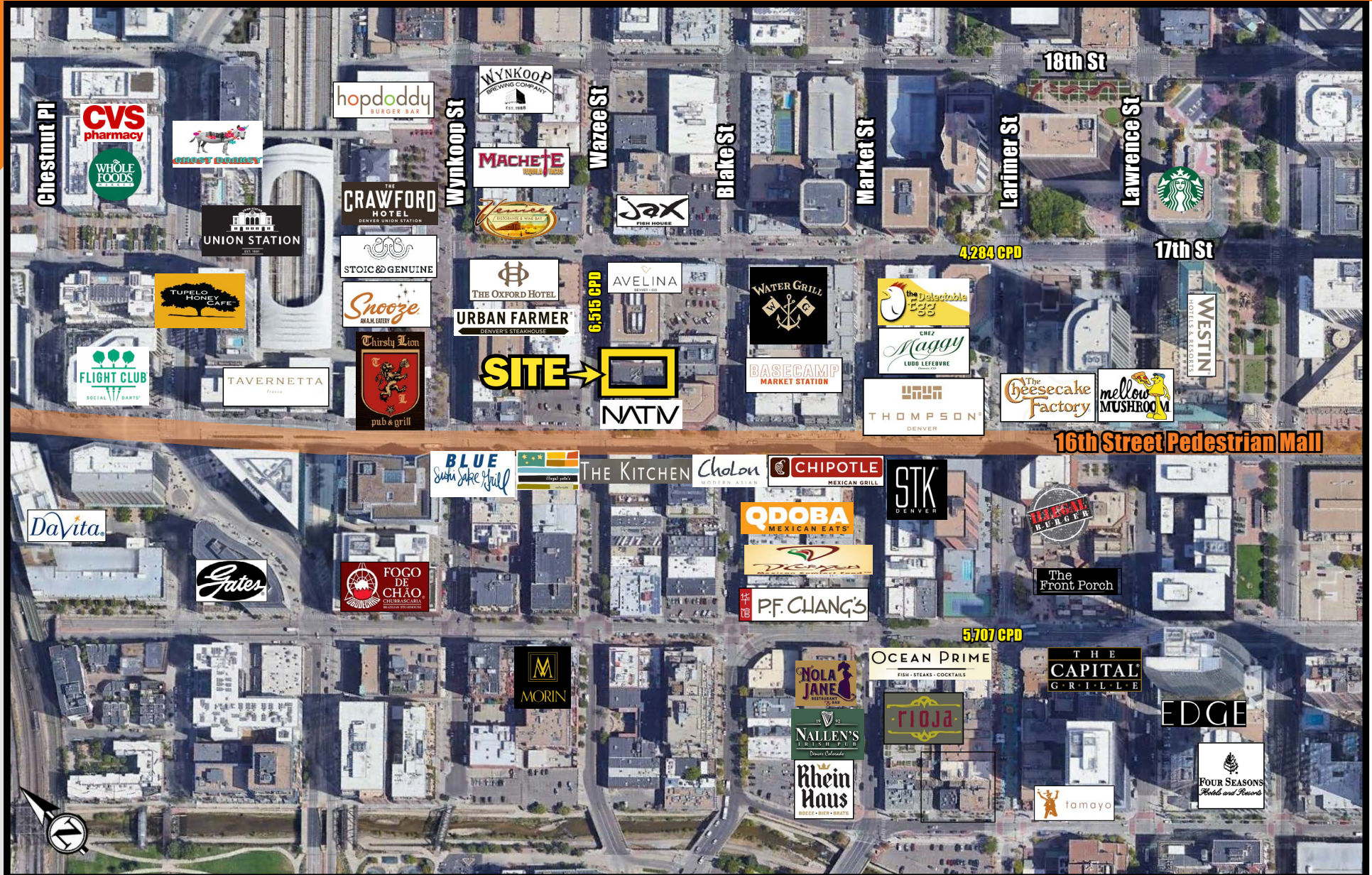
dhlb
RETAIL BROKERAGE



2nd Generation Restaurant

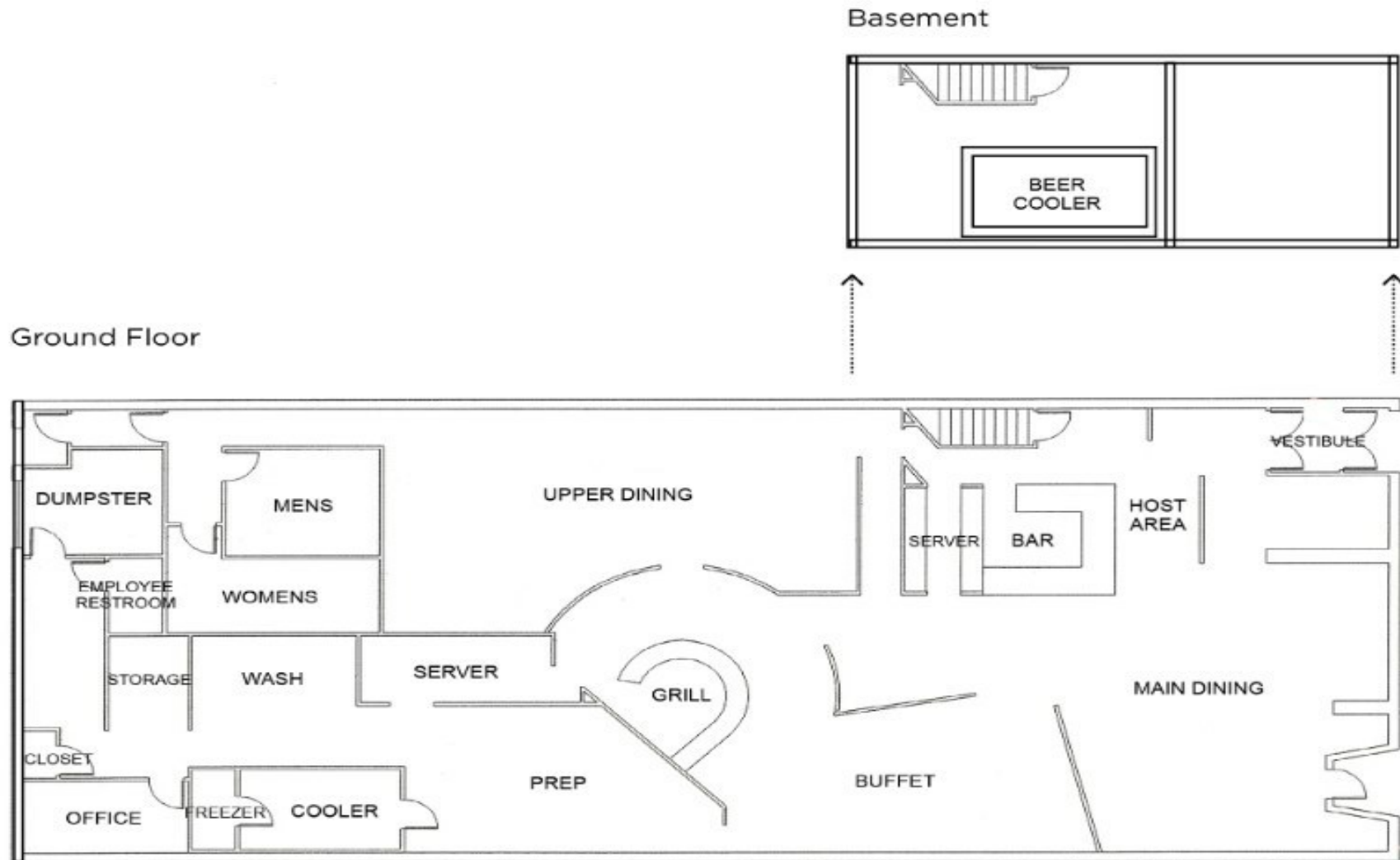
1620 WAZEE ST - DENVER, CO

dhlb
RETAIL BROKERAGE



2nd Generation Restaurant

1620 WAZEE ST - DENVER, CO



2nd Generation Restaurant

1620 WAZEE ST - DENVER, CO

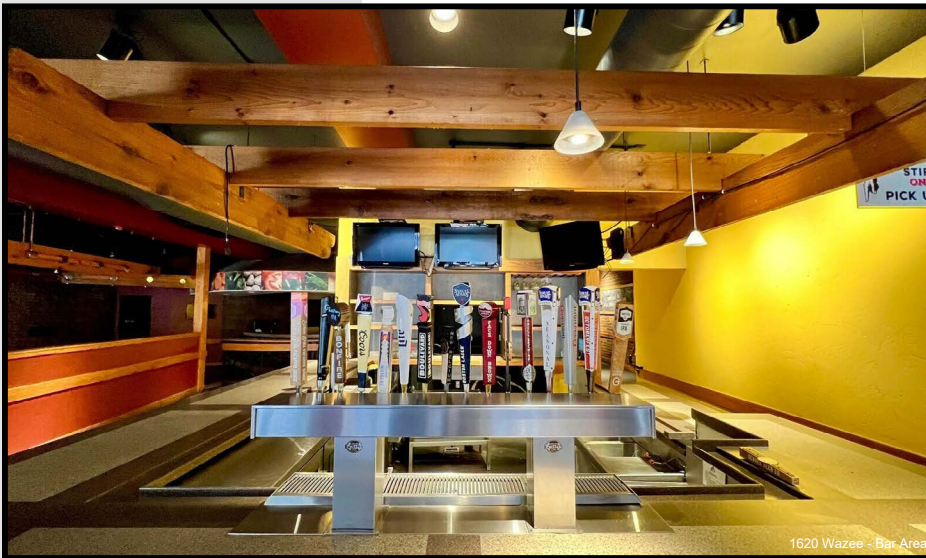
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RETAIL BROKERAGE



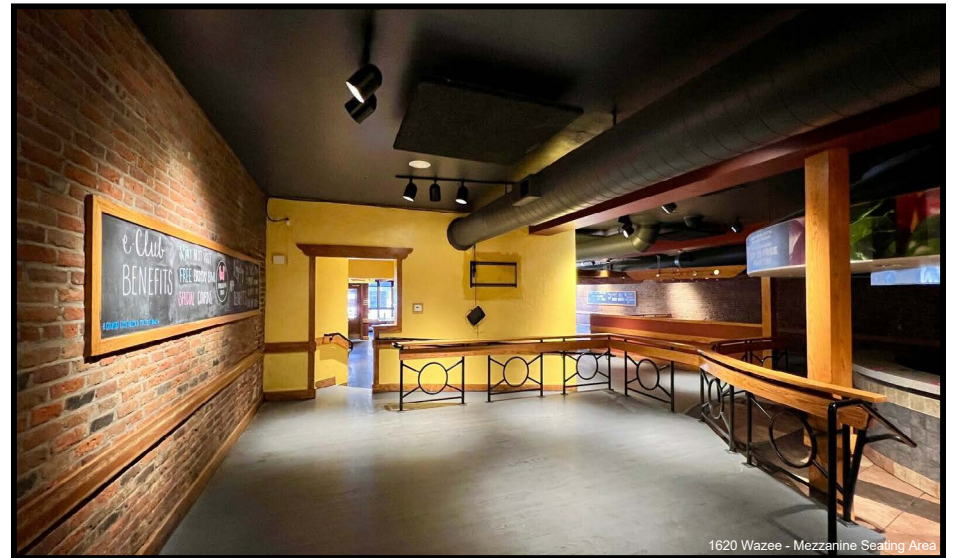
1620 Wazee - Interior Seating Area



1620 Wazee - Expanded Seating Area



1620 Wazee - Bar Area

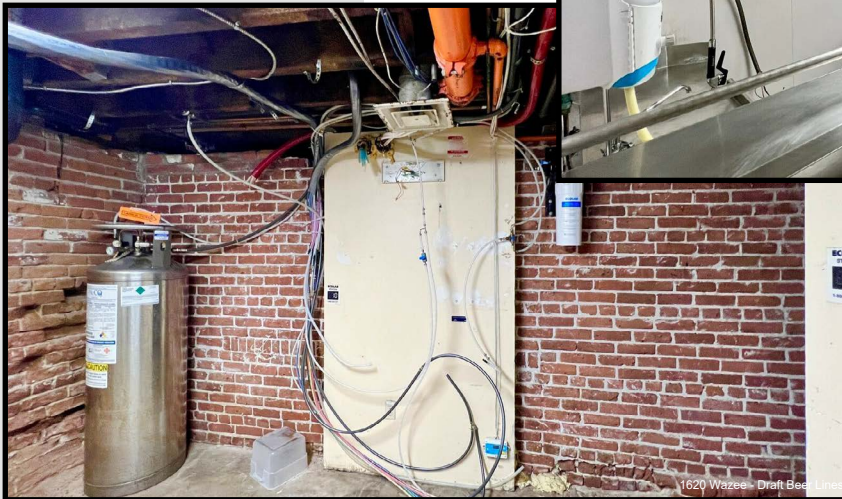
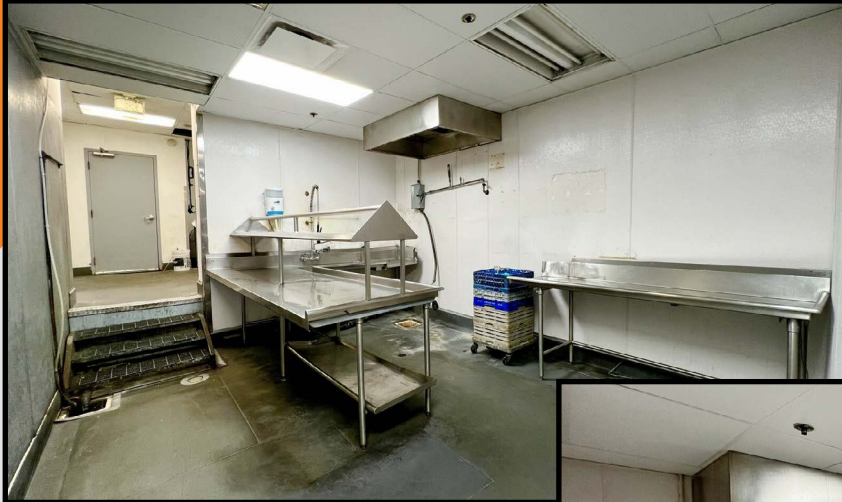


1620 Wazee - Mezzanine Seating Area

2nd Generation Restaurant

1620 WAZEE ST - DENVER, CO

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