

Restaurant / Event Space For Sale

10175 E. Hampden Ave., Denver, CO



www.FullerRE.com



For Sale: \$3,000,000

DO NOT CONTACT TENANT

All showings must be with listing broker

BUILDING OVERVIEW

Building SF:	11,329± SF
Lot Size:	1± AC (43,560 SF)
YOC:	1980 / 2014 renovation
Parking:	Up to 200 Spaces Available
Zoning:	S-MX-3A Denver
Taxes:	\$41,633.04 (2024)
Max. Occupancy:	681 Persons
HVAC:	7 Units (4 -5 ton, 3 -2 ton)

PROPERTY HIGHLIGHTS

- Potential Uses: Restaurant, Event Space, Adult Day Care, etc.
- Full Commercial Kitchen
- Large Stage and Dance Floor
- Full Service Bars
- Transferrable Liquor & Cabaret Licenses
- Adult Day Care License Available
- Marquee Signage
- High Traffic Area With Great Visibility
- Plenty of Parking
- Bathrooms Remodeled in 2021

Fuller Real Estate
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**Brokerage Disclosure
to Buyer**

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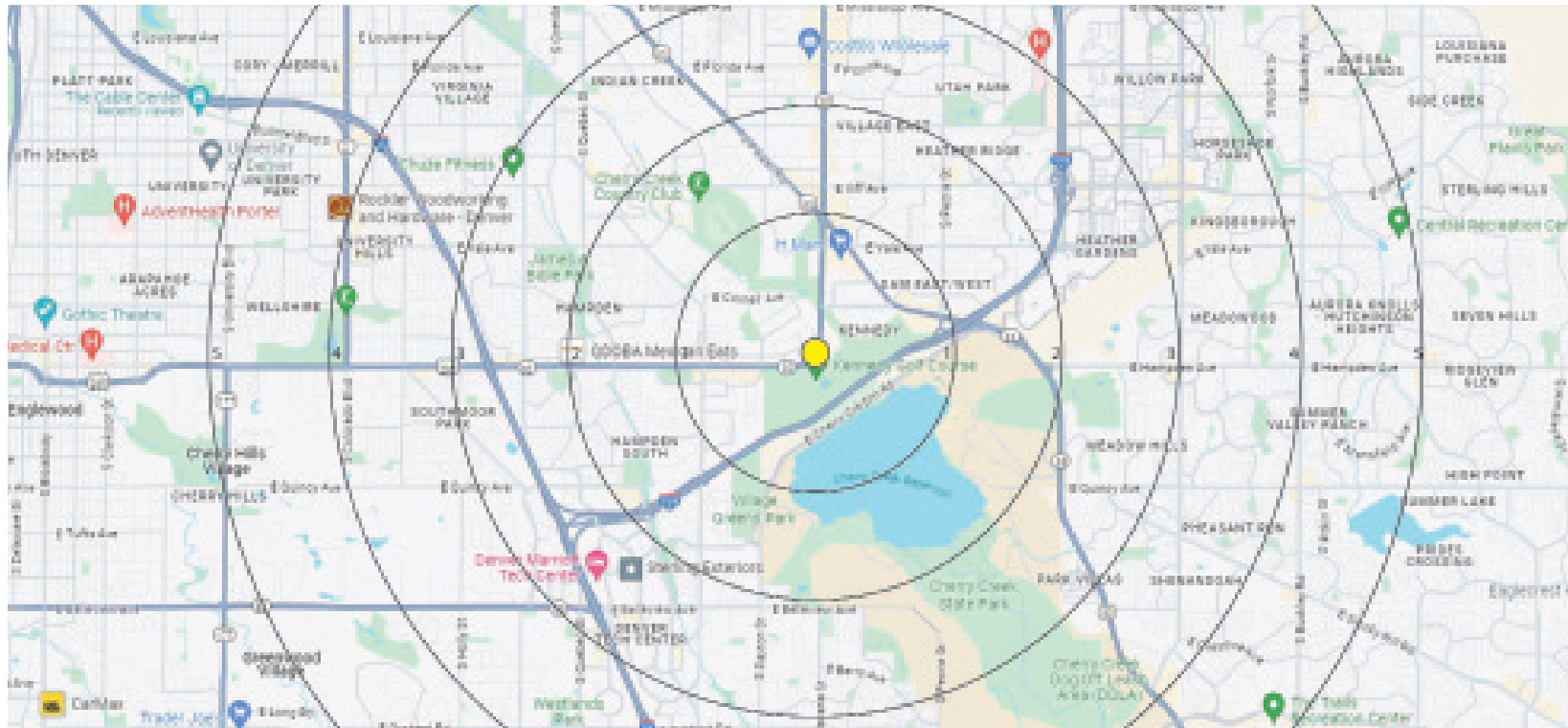
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LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

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DEMOGRAPHICS

1 Mile

3 Miles

5 Miles



Population

14,075

143,085

389,537



Households

6,211

65,909

166,949



Median HH Income

\$59,688

\$71,691

\$73,710



Median Age

34.00

38.20

38.10



Traffic

48,117 vpd - E. Hampden Ave. @ S. Florence St.

Source: CoStar 2025

The information in this brochure was provided to Fuller Real Estate (FRE) by the owner of the property. FRE has not independently verified this information. Buyers have been advised by FRE to investigate the property including, without limitation, the physical condition of the property, access, availability of utility services, zoning, environmental risks, and soil conditions.