

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

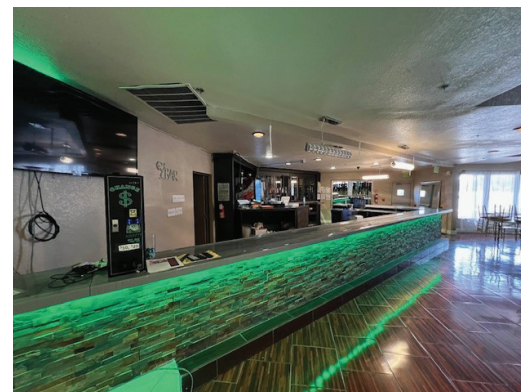
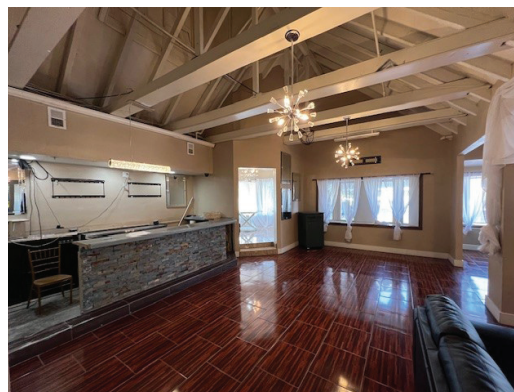
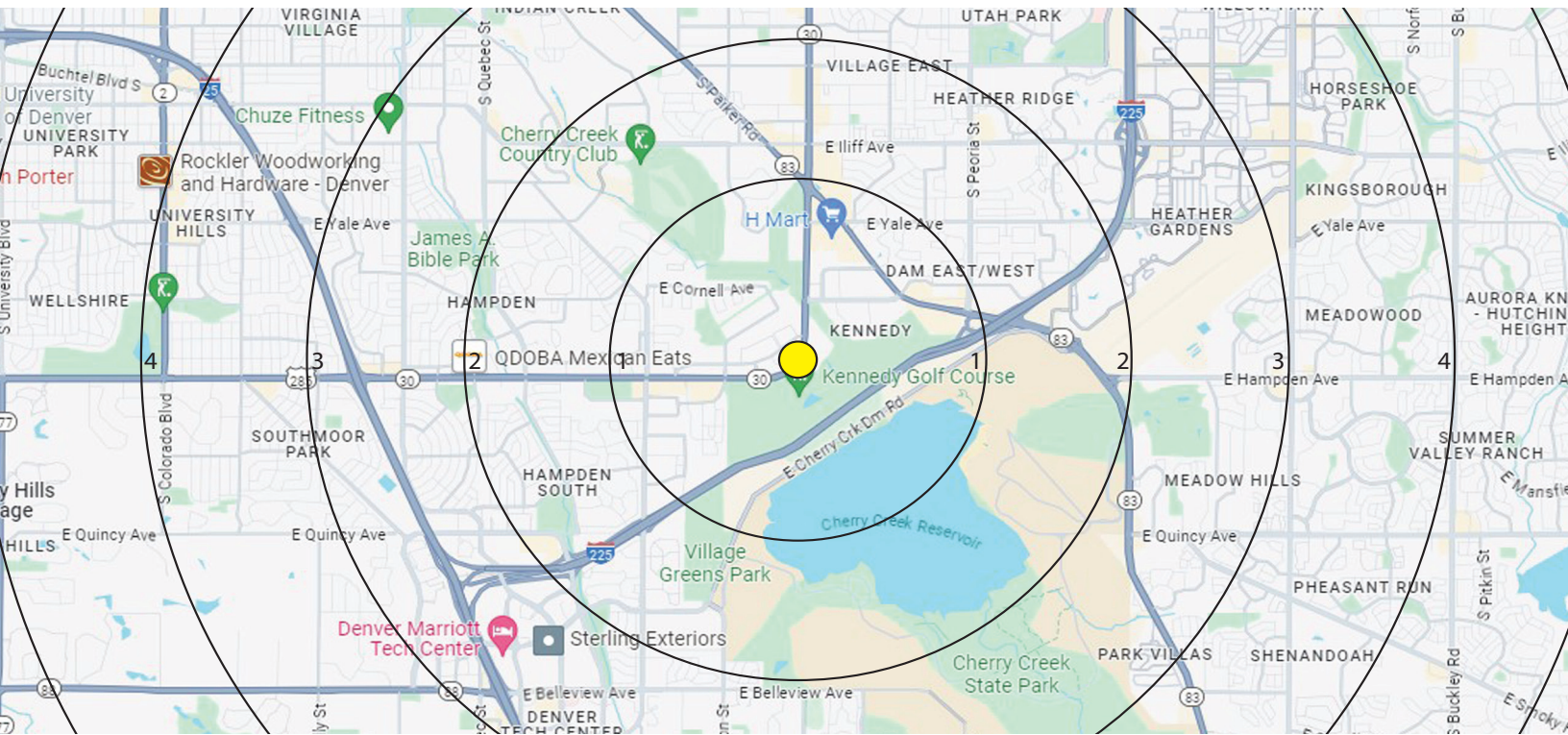
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**Brokerage Disclosure
to Buyer**

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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