

3090

N. DOWNING ST

DENVER, CO 80205

\$16.00 – 18.00/SF (NNN)

LEASE RATE



RESTAURANT & EVENT SPACE

AT 30TH & DOWNING IN CENTRAL DENVER

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400 S. Broadway | Denver, CO 80209

PROPERTY HIGHLIGHTS

Address	3090 N. Downing St Denver, CO 80205
Lease Rate	\$16.00-\$18.00 + NNN's
Available SF	14,645 SF
Taxes	\$24,463
Zoning	C-MS-5

PROPERTY DESCRIPTION

3090 Downing Street offers a rare existing restaurant, bar and event venue opportunity at 30th & Downing in Central Denver. The property features substantial existing hospitality infrastructure, including a commercial kitchen, multiple built-in bars, large restaurant and event areas, an outdoor patio, walk-in coolers, basement storage and a second-floor event space with a separate private entrance. Directly across from the 30th & Downing transit station, the property provides a distinctive opportunity for restaurant, entertainment, event and hospitality users seeking an established buildout in a highly visible central Denver location.

- Existing restaurant / bar / event venue buildout
- ±5,936 SF first-floor restaurant space
- ±1,184 SF commercial kitchen
- ±3,551 SF second-floor event space with separate private entrance
- ±1,842 SF outdoor patio
- Multiple built-in bars
- Existing Type 1 hood / ventilation and grease trap
- Multiple walk-in coolers



FLOOR PLAN

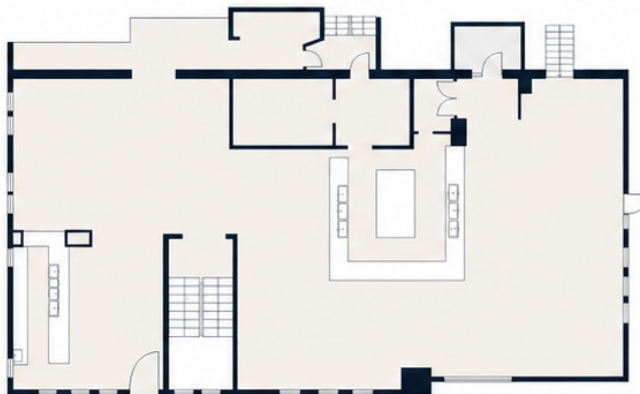
LOWER LEVEL

Kitchen / Storage / Office



FIRST FLOOR

Restaurant / Main Bar

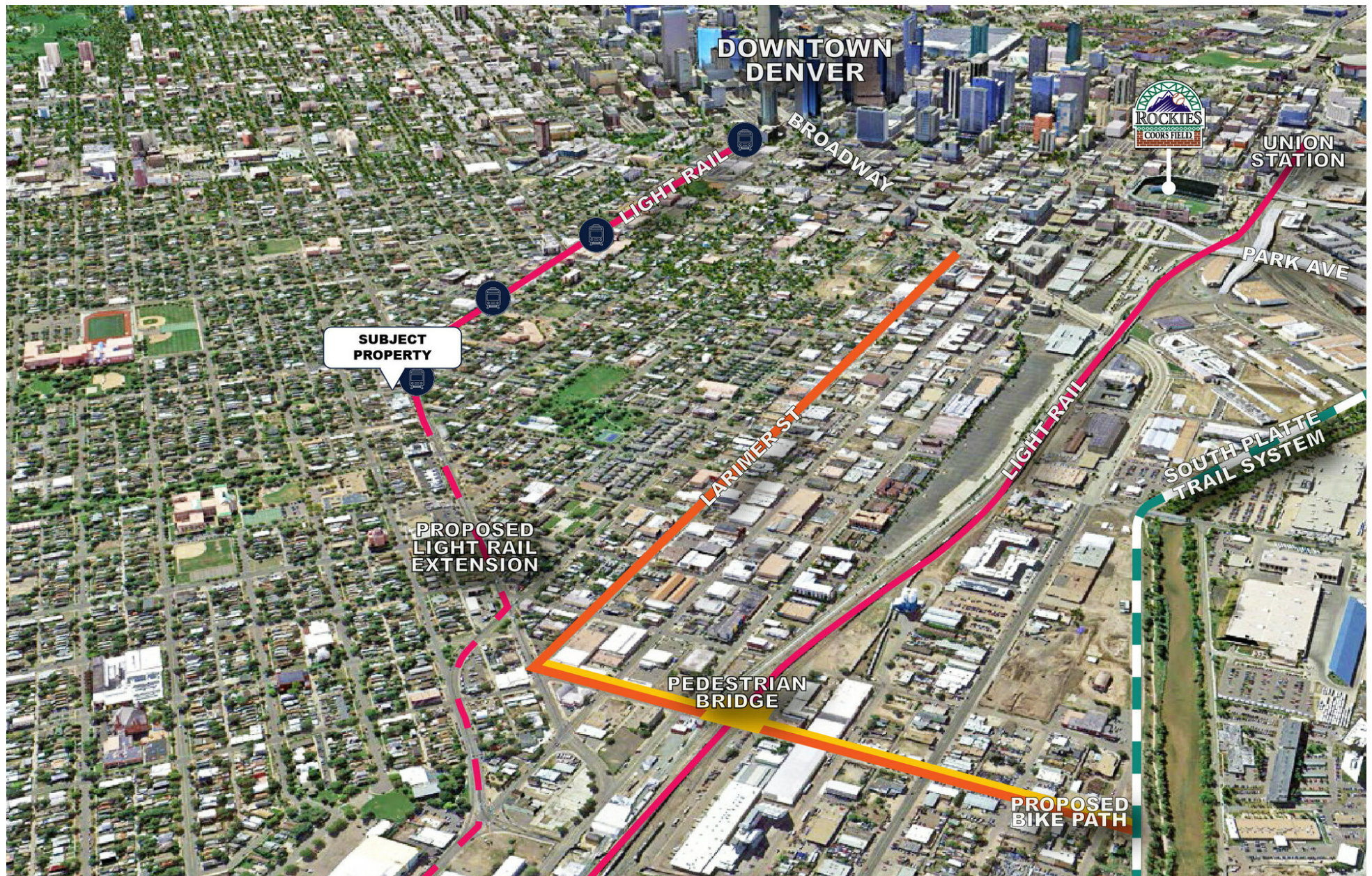


SECOND FLOOR

Bar / Event Space



SITE AERIAL





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