

FOR SALE - RETAIL / FLEX UNIT
KNUCKLE PUCK BREWING
13782 EAST I-25 FRONTAGE ROAD
MEAD, CO 80504



FOR SALE

5261 Quebec Street, Suite 200
Greenwood Village, Colorado 80111



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TABLE OF CONTENTS

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PROPERTY SUMMARY	3
Custom Page 1	4
DEVELOPMENTS & LOCATION OVERVIEW	5
Property Photos	6
MEZZANINE PLAN	7
MECHANICAL PLAN	8
LOCATION MAP	9
Business Map	10

PROPERTY SUMMARY

Knuckle Puck Brewing
13782 East I-25 Frontage Road | Mead, CO 80504



Property Details:

Price:	\$430,000
Price / SF:	\$205 SF
Building SF:	2,100 SF
Mezzanine SF:	600 SF
Year Built:	2019
Zoning:	GC (General Commercial)
Ceiling Height:	22 ft
Parking:	Shared

Property & Description

This approximately 2,100 square foot taproom with mezzanine is fully built out with commercial-grade distillery infrastructure already in place. Completed in 2019, the space includes floor drains, a one-inch water line, upgraded electrical capacity, and utility service designed to support distillery or brewery operations. The existing distillery equipment may be included or removed depending on a tenant's needs, providing flexibility for a variety of concepts.

As the building's end-cap retail space, the suite benefits from excellent visibility, abundant natural light, and an exclusive outdoor patio and covered porch, creating an inviting atmosphere for customers and additional seasonal seating. The interior features polished concrete flooring, custom bar finishes, and a modern, open layout designed for efficient customer service.

While ideal for a distillery, brewery, tasting room, cocktail lounge, or restaurant, the space can also be adapted for a variety of retail and service-related businesses. Its high-end finishes, upgraded utilities, and flexible layout also make it an excellent option for companies seeking premium flex industrial space with a customer-facing showroom or retail component.



Knuckle Puck Brewing Business Details

Award-Winning Brewery Opportunity

- For More Info Contact Business Broker (Bob Buckler) - bbuckler@tworld.com

Buyers have the flexibility to purchase the award-winning brewery business together with the real estate or acquire the real estate independently. This provides an excellent opportunity for owner-operators, investors, or entrepreneurs seeking a unique commercial property with or without the existing business.

This turnkey Nano brewery has built a strong reputation in the craft beer industry, earning national recognition, including two prestigious gold medals for its handcrafted beers. In addition to a rotating selection of craft brews, the taproom offers a simple food menu featuring pizza, hot dogs, chips, and a variety of non-alcoholic beverages.

The business has developed a loyal customer following and a welcoming community atmosphere, supported by commercial-grade brewing infrastructure already in place. With a proven operating history and consistent revenue growth, the brewery offers opportunities for continued expansion through increased production, wholesale distribution, strategic partnerships, or additional retail channels.

For buyers seeking a complete owner-user opportunity, the real estate is available alongside the business, creating the potential to own both the operating business and the underlying asset. Alternatively, the real estate may be purchased separately, providing flexibility to accommodate a variety of investment or occupancy strategies.

DEVELOPMENTS & LOCATION OVERVIEW

Knuckle Puck Brewing
13782 East I-25 Frontage Road | Mead, CO 80504

- Mead Town Center

A 42 acre mixed use project at Highway 66 and County Road 7 that will introduce new commercial space and residential density, creating steady customer flow for nearby hospitality uses.

- Mead Place

A 154 acre master planned community with approximately three hundred eleven single family homes, thirteen acres of multifamily, and twenty nine acres of commercial that will add a significant base of new residents within close proximity.

- Westridge

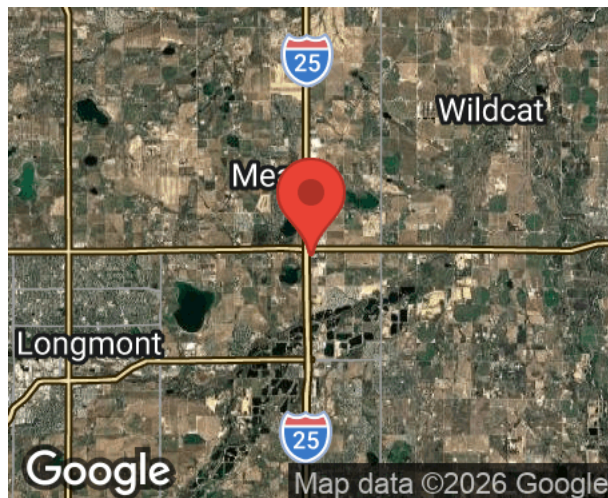
A 138 acre development near the interchange with roughly sixty eight acres designated for residential (RSF four zoning) and up to twenty five acres for commercial services, supporting ongoing growth in local population and consumer activity.

- Mead Industrial and Flex Expansion

A planned multi building service commercial and light industrial district southwest of the interchange expected to add employment traffic and daytime workforce draw to the corridor.

- Regional Infrastructure Improvements

The I-25 North Express Lanes expansion and planned pedestrian connections will increase accessibility and walkability, expanding the trade area reach for local businesses.



Location Overview

The property is positioned just east of Interstate twenty five in a rapidly growing corridor with strong residential expansion and increasing commercial demand.

The surrounding area is attracting significant new development and long term population growth, creating a built in customer base for hospitality and tap room uses.

The current operator has already established a strong following and award winning reputation, reinforcing the viability of the location and its continued visibility to both local and destination traffic.

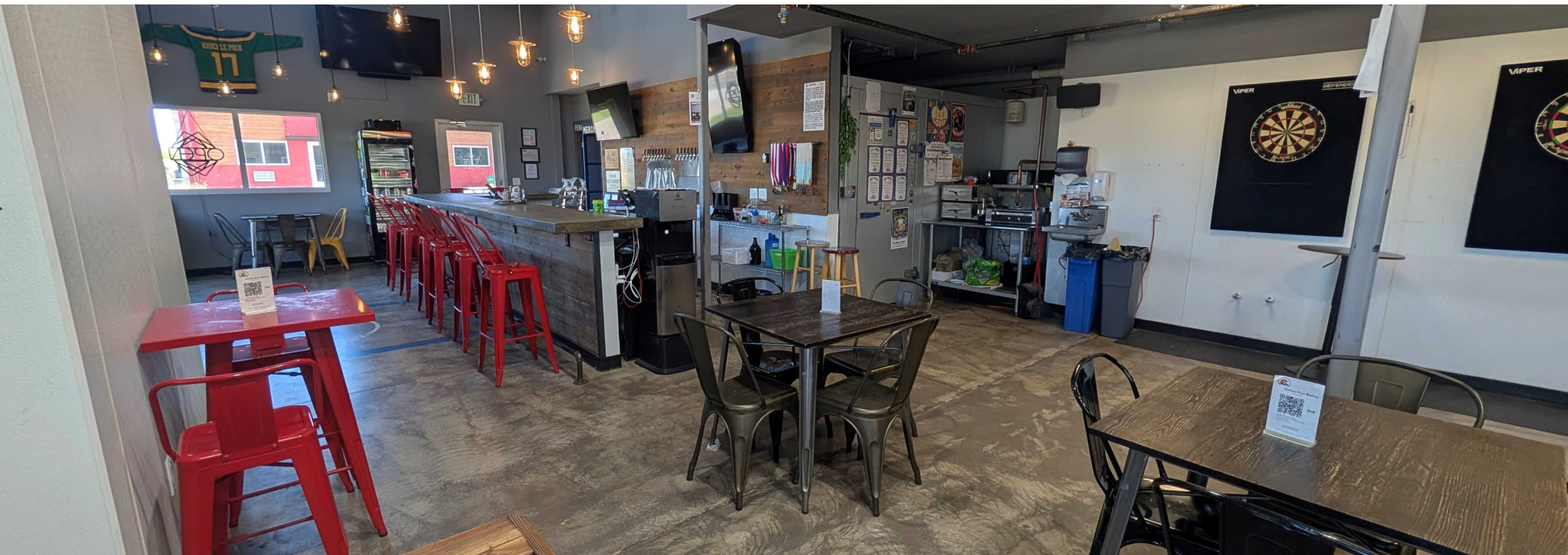
PROPERTY PHOTOS

Knuckle Puck Brewing

13782 East I-25 Frontage Road | Mead, CO 80504

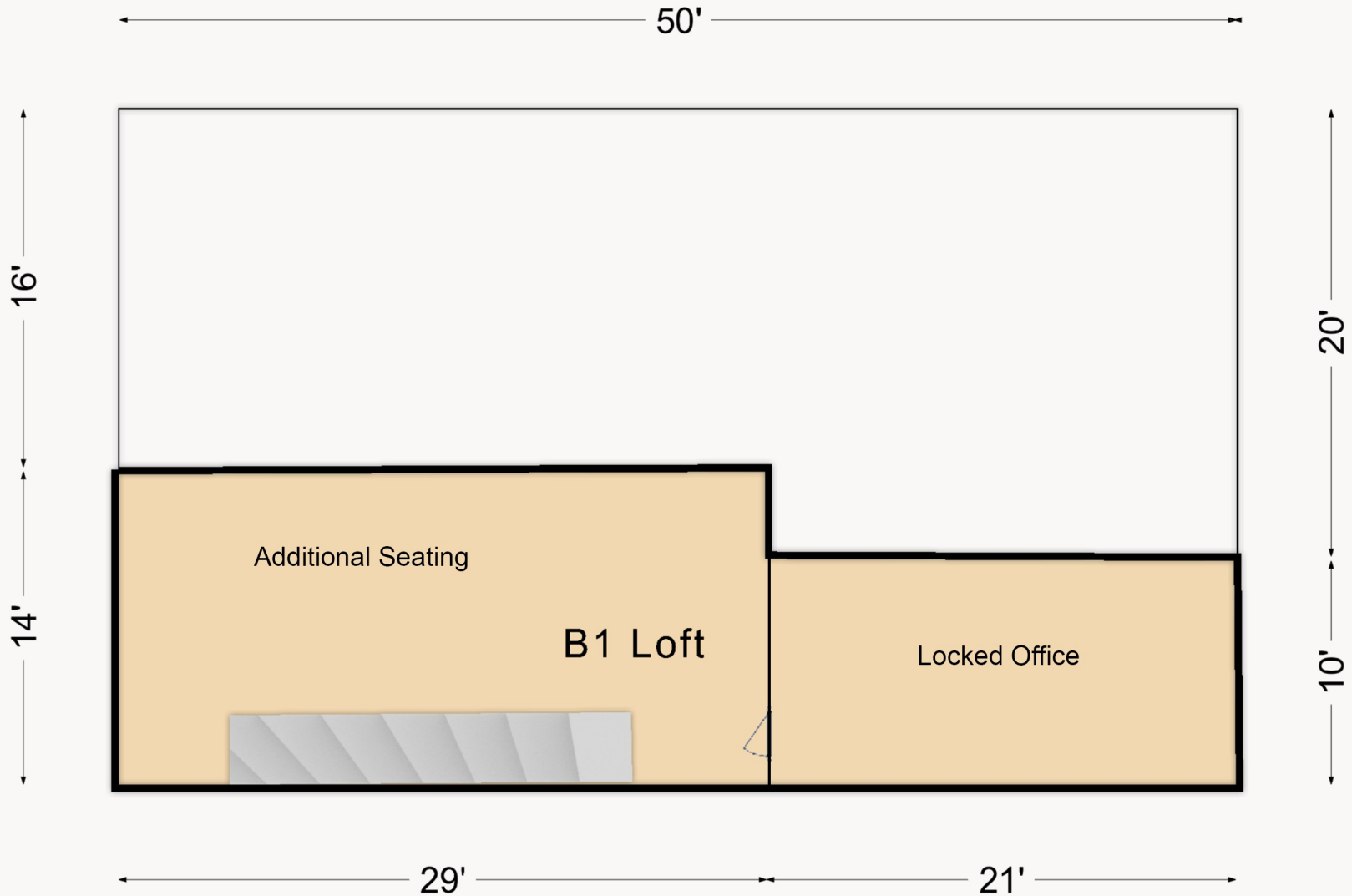


Brewing Equipment For Sale



MEZZANINE PLAN

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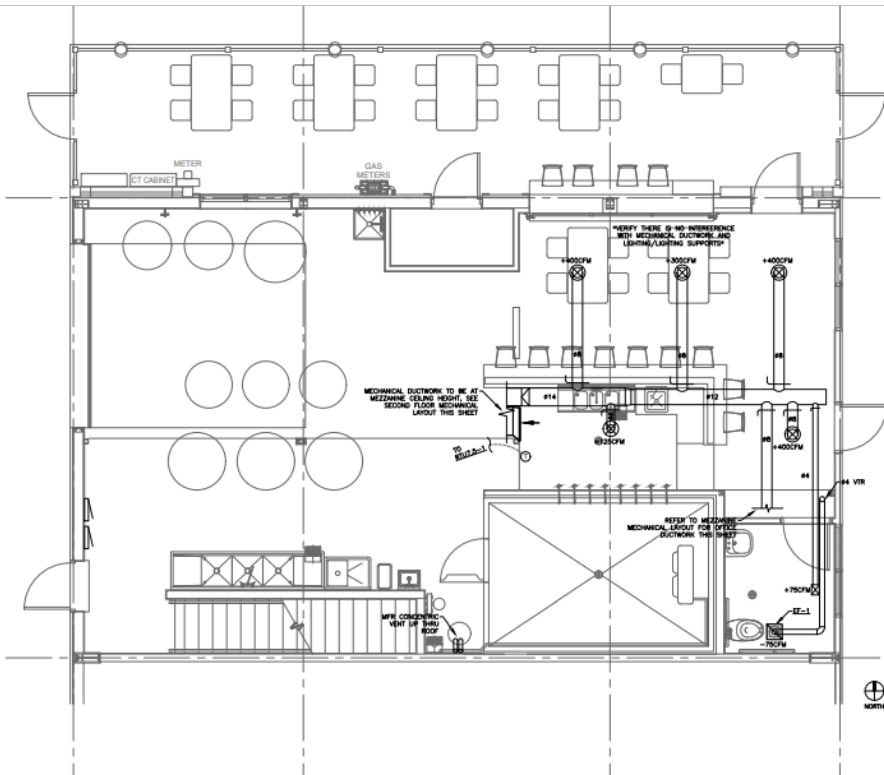


Knuckle Puck Brewing Unit B1 Loft

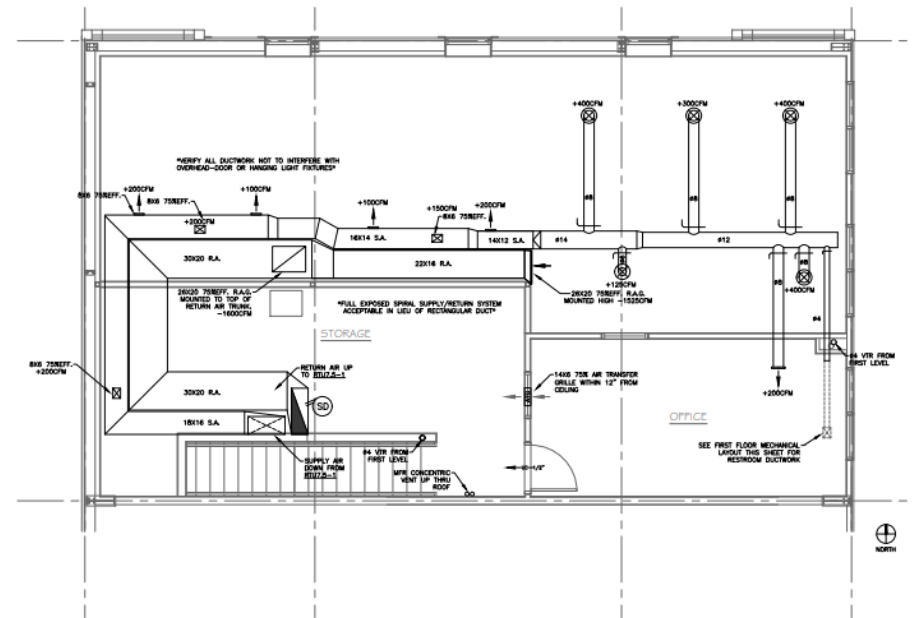
MECHANICAL PLAN

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MAIN FLOOR MECHANICAL PLAN
SCALE: 1/4" = 1'-0"



MEZZANINE MECHANICAL PLAN
SCALE: 1/4" = 1'-0"

LOCATION MAP

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BUSINESS MAP

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