

RETAIL/BREWERY/RESTAURANT FOR LEASE



Turn Key - Low Rent

2403 CHAMPA ST., DENVER, CO 80205

Lease Rate: \$23 x sqf year,
+ \$2.5 NNN

Building Size: 24.000sqf

Floor: Ground Floor

Ceiling Height: 14ft

Parking: Up to 36 Spaces

Year Remodeled: 2018

Zoning: D-AS, 80ft tall

Available Indoor Sqf: 12.000sqf or More

Available Outdoor Sqf: 12.000sqf

- Fully upgraded and remodeled building
- Equipped with a new full service kitchen (can be removed if the tenant is not interested)
- Equipped with a new state of the art brewery (can be removed if the tenant is not interested)
- Ground floor space with open floor-plan, sprawling patio and ample parking
- Ideally located just north of Downtown in Curtis Park; many restaurants, bars, and retail stores all within walking distance; excellent access to I-25 and I-70; close to light rail and bus line
- Epic opportunity with lowest Lease Rate in Denver



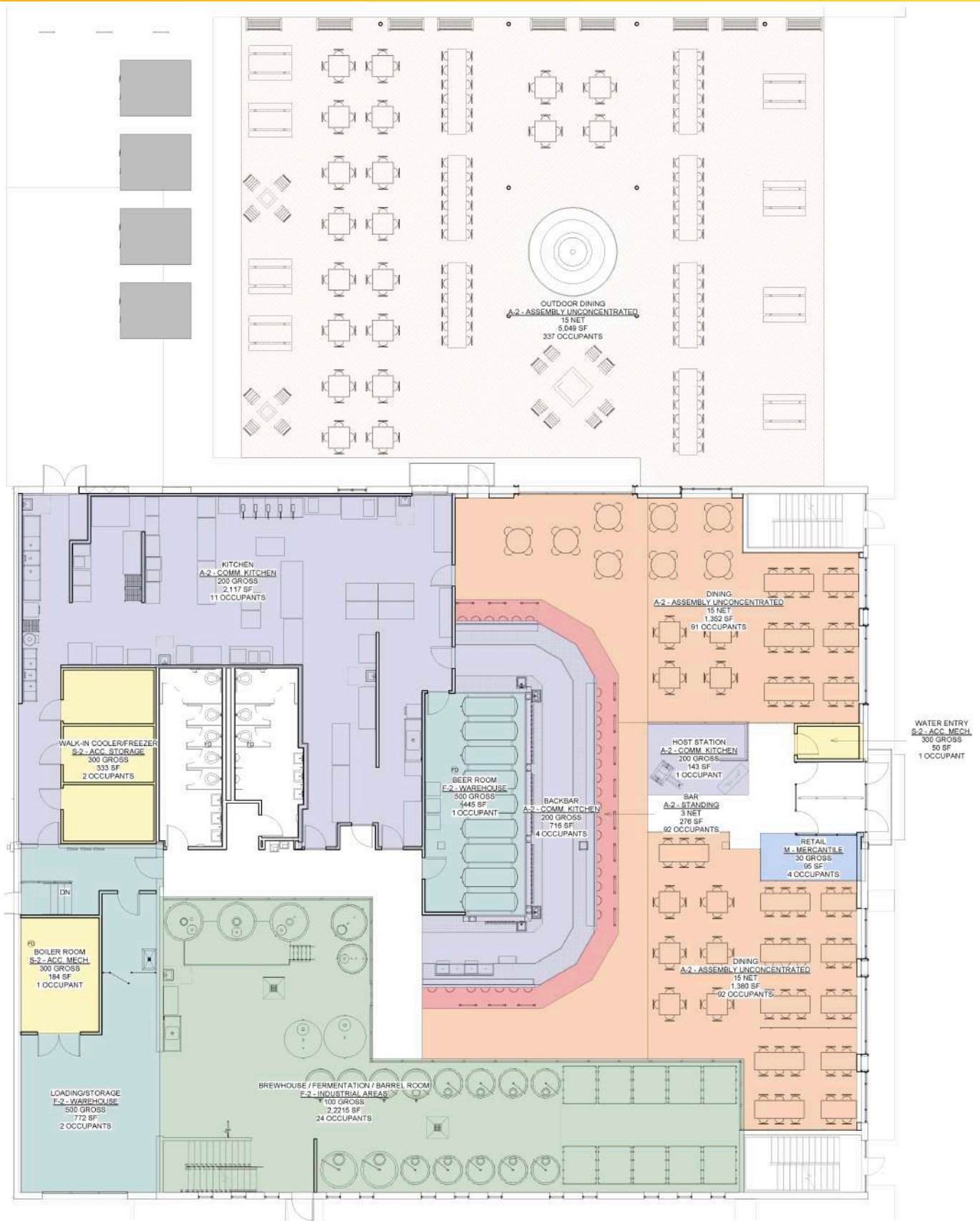
Alex Liberati

Owner

Tel: 323.740.2368

info@liberatidenver.com

FLOOR-PLAN



Occupancy Classifications & Occupant Load
Ground Floor
1/8" = 1'-0"

OPTIONS AND USES

The location comes already equipped with state of the art machinery.

The owner is very flexible with the uses that the tenant wants to propose, and the space is made to accomodate a wide variety.

Although the use of this equipment is included in the lease rate, it can be removed if the tenant desires.

There is a turn-key 8.5BBL, 3 vessel brewing system with 11 fermentation vessels and 27 serving tanks; and a professional kitchen, modular with an army of equipment and small ware, that can be rearranged to meet any work flow.

You will find a list of equipment and upgrades in the next section.

The kitchen for example, due to the state of the art epoxy flooring, can be easily turned into an area to hold the packaging line for a packaging brewery.

The brewery instead can be removed and the area transformed into a gift shop or a game room.



INCLUDED BUILDING UPGRADES

Brand new upgrades and improvements made in 2019 that come with the building:

- new 2" Water line
- new electrical 1425 Amps
- new 14 IN WG gas line supply
- new 4" sewer line
- new plumbing
- 600+ occupancy C.O.
- Grease trap
- Fully fire protection sprinklered
- New roof
- 14ft ceilings, double T cement structure
- Extensive landscaping, fully sprinklered
- Completely repainted in 2020
- 3 electrical hookups and permits for 3 20ft cooler/freezer containers on the outside
- New windows up to the new energy code
- New restrooms, direct flush, up to code, completely sensorred
- 2 HVAC units (Johnson Controls), cooling/heating
- Water heater (UltraForce) 1200BTU
- 16ft Patio Roll up door
- 12ft Loading roll up door
- 200lt water filtration system
- 13.5HP (G&D) Dual System Glycol Chiller on rooftop
- LED lighting throughout the building, inside and outside
- Updated safety lighting installed
- Optic fiber internet
- Fully ethernet cabled throughout the building for further tv, wifi, POS and security installments
- Open Floorplan
- 8 quick flip electrical boxes under the patio surface
- 36 parking spaces, fully LED lighted
- 3 dumpster, fenced exterior cement trash pad
- New double door vestibule main entrance
- New fire alarm
- Fully upgraded and turnkey restrooms

BREWING EQUIPMENT LIST

Brewing equipment, great for beer, cider or other fermented beverages:

- Turnkey 3 vessel Probrew system, Mash (heated), Lauter and Kettle, 8.5bbl, manufactured in 2019, steam powered, automatic valves and PLC controlled brewhouse, with raisable rakes, mash paddles, automatic temperature knockout, two stage over dimensioned heat exchanger and automatic grain out
- complete set of hoses fittings, clamps and gaskets, including one 75ft 2inch hose and one 2.5 inch 50ft
- 5 x 1200LT Fermentation conical vessels, pressure tested, with racking arm, double glycol jacket, carbonation ports.
- 5 x 1500LT flat bottom fermentation tanks with top manhole, fruit extraction port and pumper arm
- 1 Charmat tank BBT with agitator, 6Bar pressure tested
- grape de-stemmer
- 60 1/6 sankey kegs
- 2 vessel CIP Skid
- Grain mill
- 2500lt Hot Liquor Tank
- 2000lt Cold Liquor Tank
- 2 PLC panels for digital temperature control of the 11 vessels
- 27 horizontal FIB Serving Vessels, glycol jacketed, 3bar pressure tested.
- 50 tap system with Celli taps and stainless steel 10inch pipe faucet holder
- 9 x 1hp Micromatic glycol chiller
- Stem Boiler (Columbia USA), 15BHP



KITCHEN EQUIPMENT LIST

Kitchen equipment

- Anty-slip, fully epoxyed kitchen floor
- Fully up to code
- Completely modular, with all items and equipment on casters, to adapt to any work flow
- Ceiling electrical and water outputs
- Serving windows to main dining room and patio
- New fully compliant 35ft hood
- Kitchen hood (Captiveair) with evaporation air management
- Kitchen see-through window
- LED high power work light panel
- Complete refrigeration, with reach in and refrigerated walk tables
- 2 walk in coolers and one walk in freezer
- Moretti italian two deck electrical pizza oven
- Spiral dough mixer
- Planetary mixer
- Coldelite italian gelato machine
- 2 30lt digital electric kettle mixers
- Rational oven Combimaster
- Sausage filler, foot pedal
- Panini table with Berkel slicer
- 3 Fryers
- 6 top stove with 2 gas ovens, broiler and flat top
- Turbochef microwave
- Pasta making machine
- Frymaster Pasta boiler
- two expo stations with heated lamps
- 2 three compartment sinks, and hookups for 2 standing dishwashers



BAR, DINING ROOM & PATIO

Bar and dining room

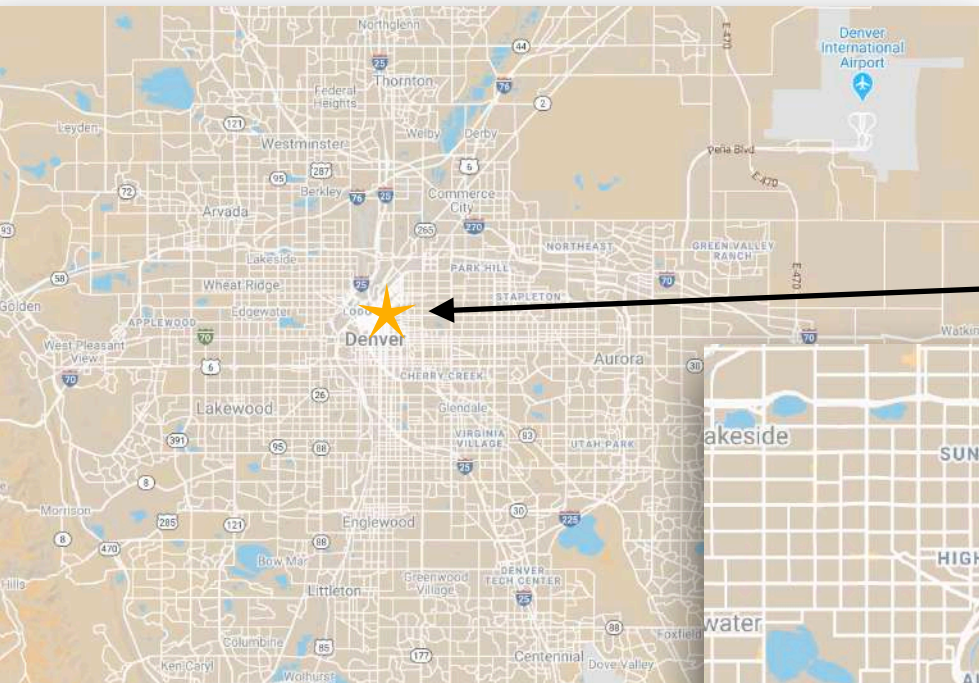
- complete under counter refrigeration,
- new stainless steel back bar and under bar top
- new slab bar top
- ADA compliant section
- 2 ice machines, nugget and cube
- 3 6ft refrigerated glass displays
- whisper air-con
- double door entrance vestibule
- hard wood and travertine floors
- new fully compliant 35ft hood
- 50 tap beer system
- Hard wood and Italian travertine flooring
- New untouched slate bar top
- Audio System installed
- POS system included
- Security kitchen loading area

Patio

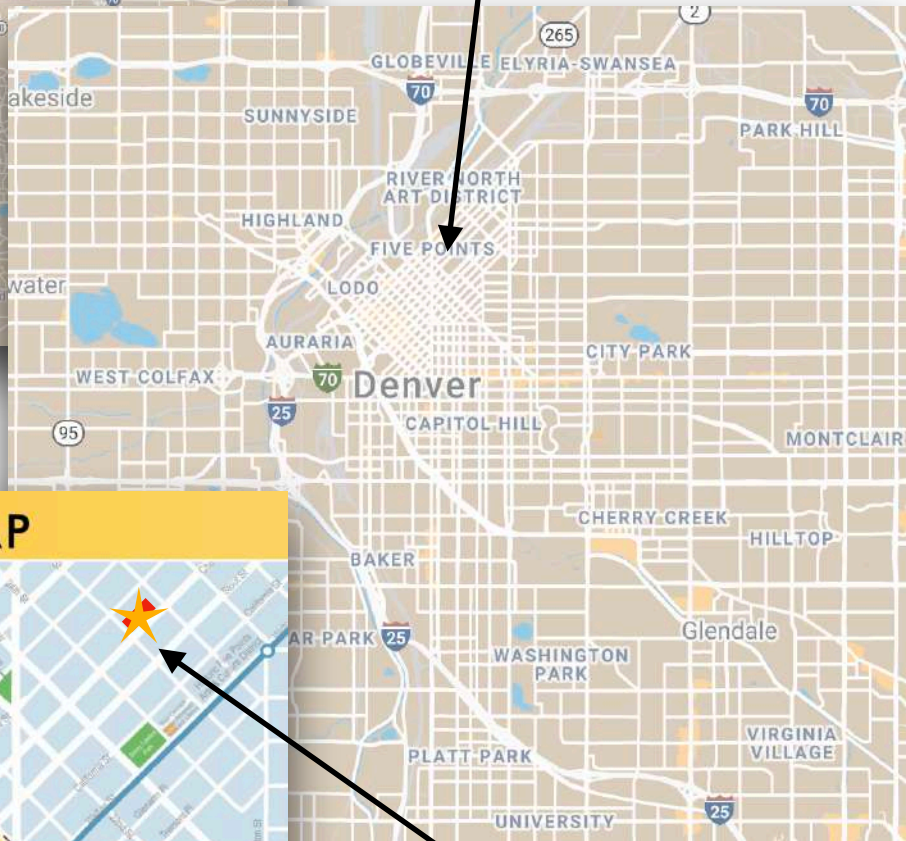
- 12 patio 100sft umbrellas
- 3 gas fire pits
- 4 heating lamps
- 16ft traditional fountain
- Victorian lighting
- 2 Bocce Courts



LOCATION



At the crossroads between two main arteries: Champa St (for the flow from I70 and the airport), and Park (for flow from I25 and Colefax).

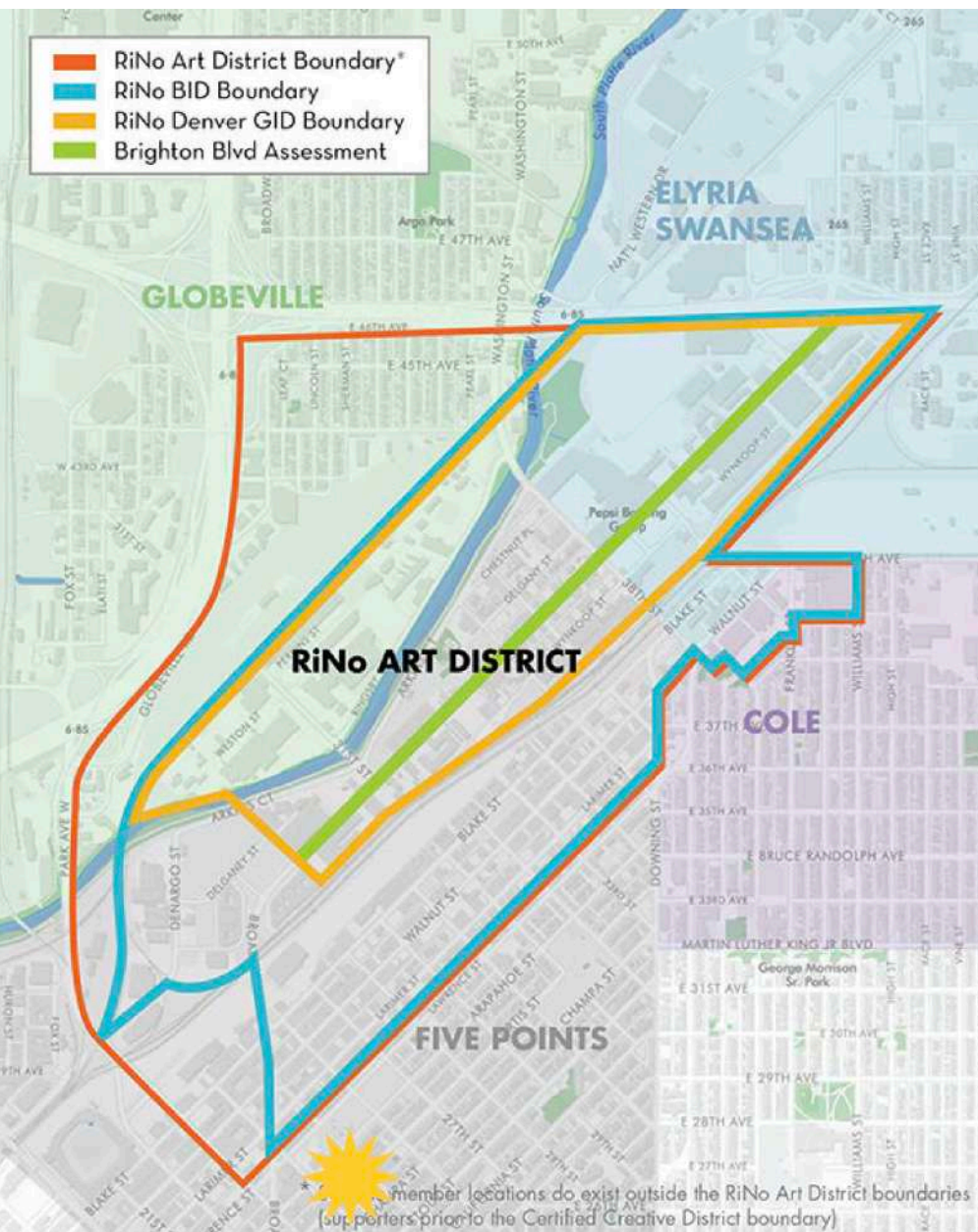


DOWNTOWN DENVER MAP



Connected to the light rail. Minutes walk from the Central Business District, Coors Field Stadium and a straight walk from the Colorado Convention Center and the Denver Performing Art Complex. Nestled in the middle of Curtis Park, this strategically centered location has enormous potential in the years to come.

RiNo DISTRICT

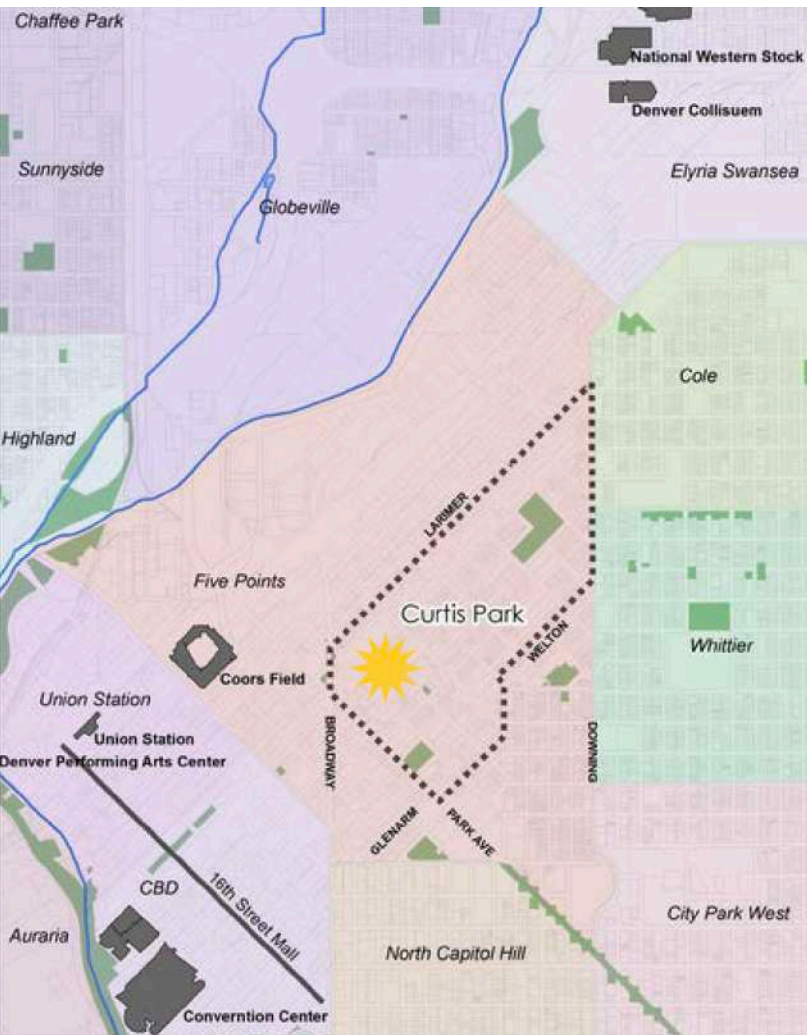


RiNo, the River North Neighborhood (also referred to as the River North Arts District), has recently gained its identity as a District/Neighborhood developing northeast of Downtown along the South Platte River. The RiNo District is considered a hot destination for young professionals and it has exploded with new construction in recent years, as apartment buildings, brewpubs, hotels and restaurants have sprung up to meet demand. Developments within this neighborhood include varied industrial and commercial buildings (both redeveloped and new construction) that support the area's reputation as an arts district. Historic warehouses and factories now house jazz bars, restaurants, brewpubs, art galleries and working studios. RiNo boasts a diverse mix of creative businesses ranging from visual artist, designers and furniture makers, to craft distillers and breweries. The District is increasingly being known as a neighborhood for office development. As of year-end 2018, within the RiNo submarket (a newly defined submarket) there was approximately 1.4 million square feet of office space, with a

vacancy of 15.6 percent. Absorption was strong at 110,000 square feet and the average lease rate was \$37.47 (one of the highest in the Denver metro area and \$4.00 higher than the Denver Central Business District). Additionally, there is currently 647,855 square feet of office space currently under construction in this neighborhood. The area is increasingly becoming popular with high-tech start-ups (many that are health care related) as well as several big anchor tenants, such as HomeAdvisor. The City of Denver also invested in the neighborhood's future with a major infrastructure improvement project, turning two-lane Brighton Boulevard into a four-lane street with traffic signals, sidewalks and raised bike lanes. The success of the transformation so far is evident in the numerous construction projects underway throughout the neighborhood, including many historic buildings being repurposed for office.

Source: Downtown Denver's RiNo Neighborhood: Denver's next great hotel development opportunity?

FIVE POINTS & CURTIS PARK

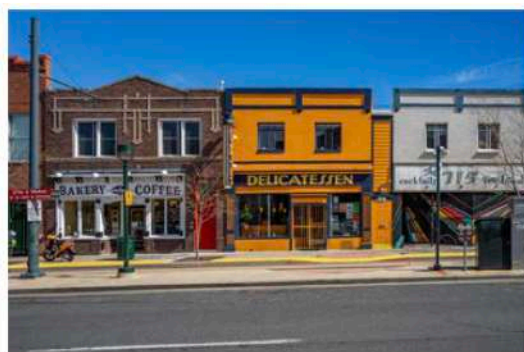


Founded in the 1860s as one of the city's first suburbs, Curtis Park/Five Points is a busy retail, restaurant and burgeoning residential hub, adjacent to downtown Denver and conveniently linked by light rail along Welton Street. The area has some of the oldest turn-of-the-century homes in the city, and the diverse neighborhood is enjoying an on-going renewal as new apartment and modern townhome development is bringing new residents. Attractions include the Blair-Caldwell African American Research Library, Historic Curtis Park, and some of Denver's most popular new restaurants. The Rossonian Hotel has unveiled plans to re-open the historic building as a 41-room boutique hotel complemented by a basement jazz club and ground-floor restaurant and lounge.

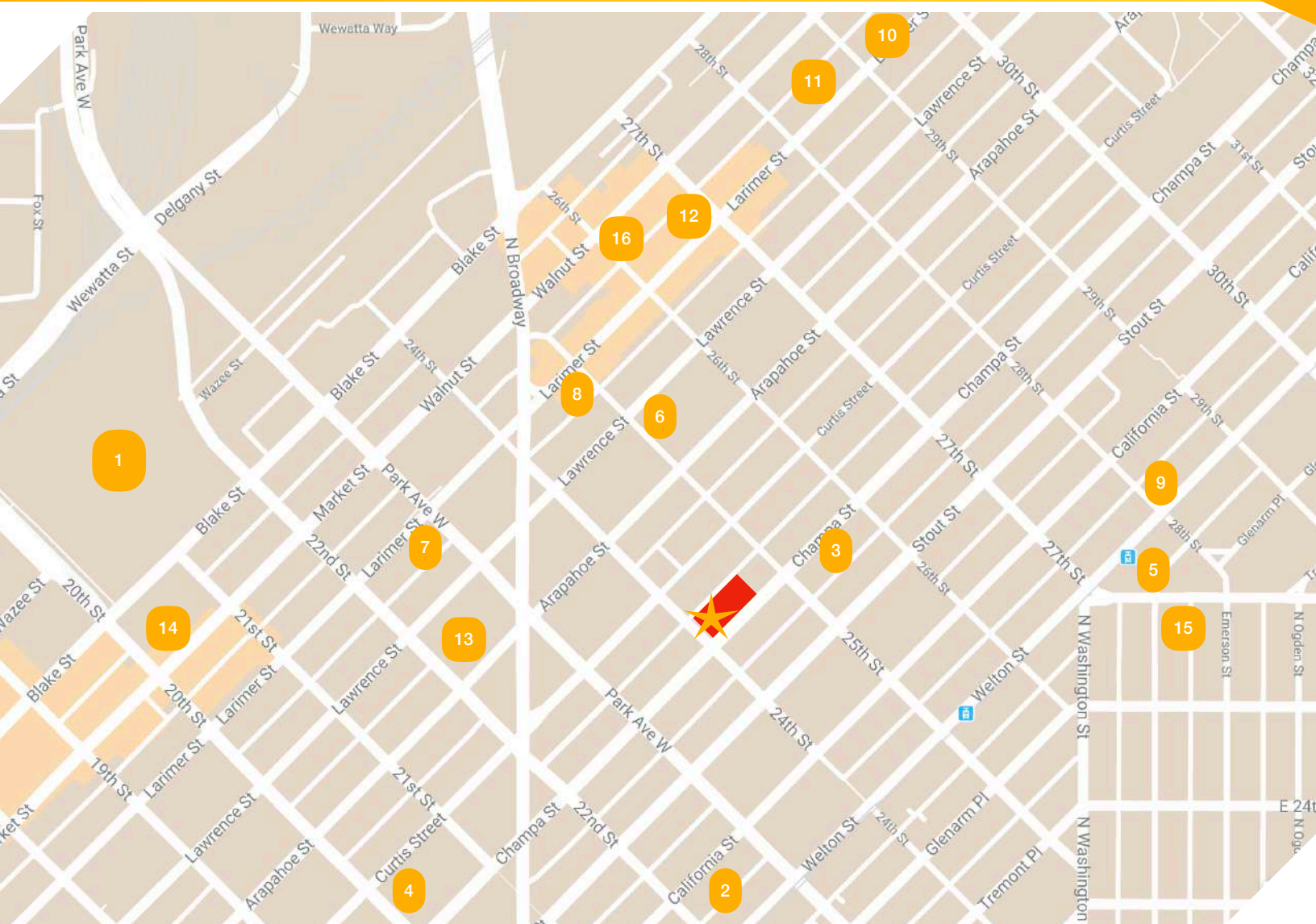
Five Points

Cultures blend in historic Five Points, one of Denver's oldest and most diverse neighborhoods. The district was known as the "Harlem of the West" because it was a frequent

stop for jazz greats including Billie Holiday, Louis Armstrong and Miles Davis, who played clubs like the Rossonian and the Rainbow Room. The neighborhood was also mentioned repeatedly in Jack Kerouac's "On the Road." Today, historic Five Points' creativity and vibrancy live on in a fascinating fusion of old and new. Visitors can stop in at innovative coffeehouses and craft breweries, visit museums telling stories from the past, experience live music from all genres at independent music venues or eat at beloved soul food and barbecue institutions.



SURROUNDING RETAIL/RESTAURANTS



1. Coors Field Stadium

2. Woods Boss Brewery

3. Curtis Dely

4. Jagged Mountain Brewery

5. Spangalang Brewery

6. Uchi Denver

7. Snooze

8. Death & Co Denver

9. Goed Zuur

10. Shake Shack

11. O'dells Brewery

12. Denver Central Market

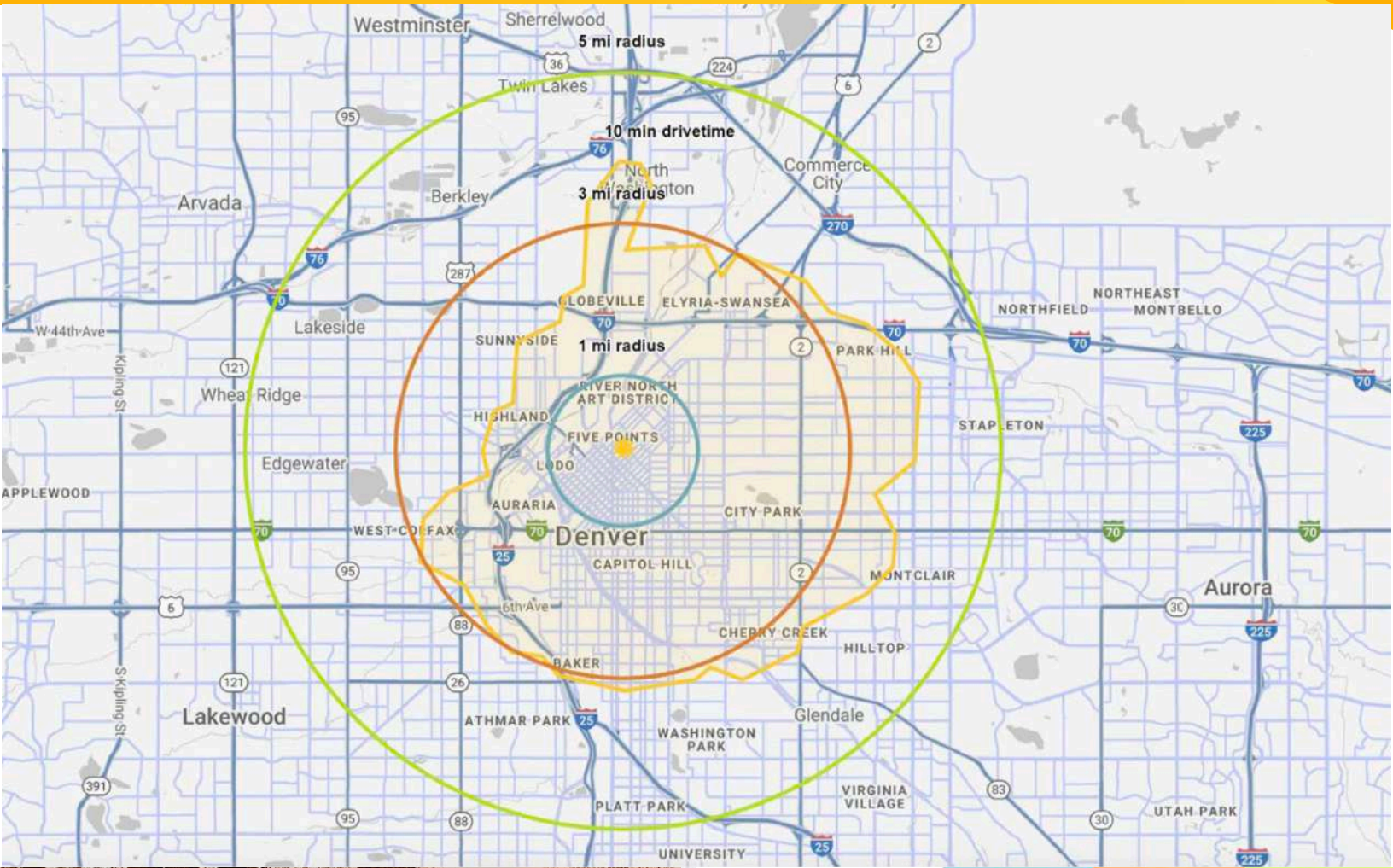
13. Great Divide Brewery

14. Viewhouse Ballpark

15. Birdcall

16. 10 Barrel Brewing

SURROUNDING DEMOGRAPHICS



Population

2024 Projection
2019 Estimate
Growth 2019-2024
Average Age

1 Mile	3 Mile	5 Mile
47,232	258,272	512,616
42,094	234,643	471,093
12.21%	10.07%	8.81%
35.90	36.30	36.30

Households

2024 Projection
2019 Estimate
Avg. HH Income
Avg. Household Size

1 Mile	3 Mile	5 Mile
27,400	130,217	234,133
24,352	118,451	215,226
\$94,704	\$90,416	\$91,522
1.60	1.90	1.90

Housing

Median Home Value
Median Year Built

1 Mile	3 Mile	5 Mile
\$437,028	\$432,207	\$432,207
2003	1963	1963

Daytime Employment

Businesses
Employees

1 Mile	3 Mile	5 Mile
7,743	19,335	32,455
108,724	247,984	384,413

MAIN ROOM



The open floor plan space of the main room, is perfect for any concept, from separate vendors, to game room, to elegant dining room. With its high occupancy, it's the perfect location for weddings, large parties and celebrations.