IMPACT COMMERCIAL REAL ESTATE

Turn-Key Restaurant & Bar Available

1565 N. Raleigh St., Suite 120

4,362 SF | Contact Broker for Lease Rate

Looking for a fully equipped, turn-key restaurant and bar in a prime Denver location? 1565 N. Raleigh St., Suite 120 offers a move-in-ready opportunity in the heart of Sloan's Lake, one of Denver's most vibrant and growing neighborhoods. This space features a complete kitchen, bar infrastructure, modern interiors, and outdoor patio seating, making it ideal for a new or expanding concept. Surrounded by high-density residential, retail, and entertainment, this location ensures strong foot traffic and visibility.

- Modern and immaculate turn-key restaurant & bar opportunity
- Full kitchen & built-in bar
- Grease Interceptor, hood system, and walk-in
- Electrical & HVAC details available upon request
- Roll-up garage doors along storefront
- Large outdoor patio (approximately 1,500 sf) fronting the entire Premises along Raleigh St.
- Remaining FF&E negotiable
- Available for Lease Assignment, Sublease, and potentially a direct deal with the underlying Landlord (current Lease expires March 16, 2033)
- In close proximity to Stoney's Sloan's Lake, Odell Brewing Sloan's Lake, Alamo Drafthouse, ChoLon, Little Man Ice Cream Factory, Starbucks, and many others
- Several multi-family projects within the area that provide for a built-in customer base.

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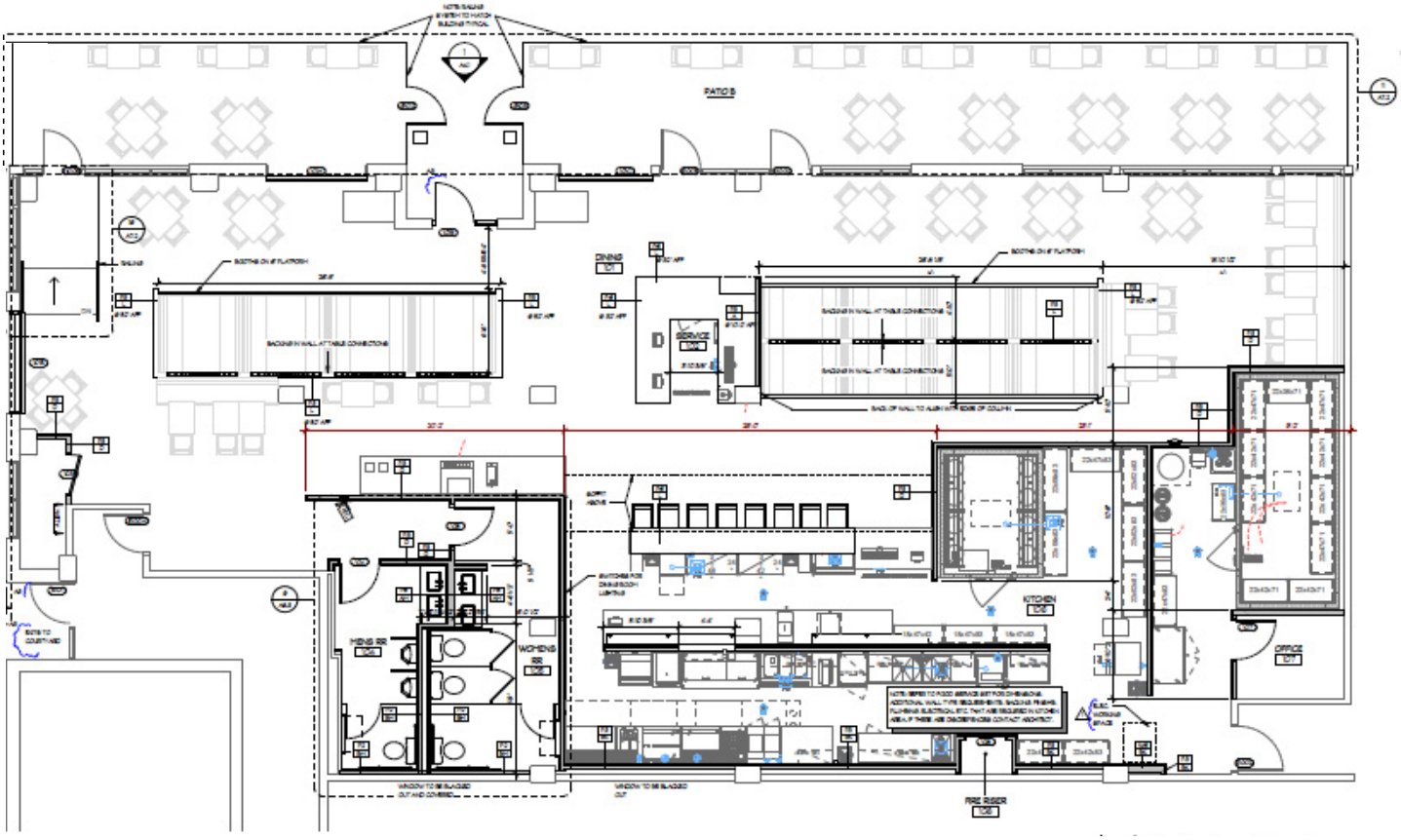

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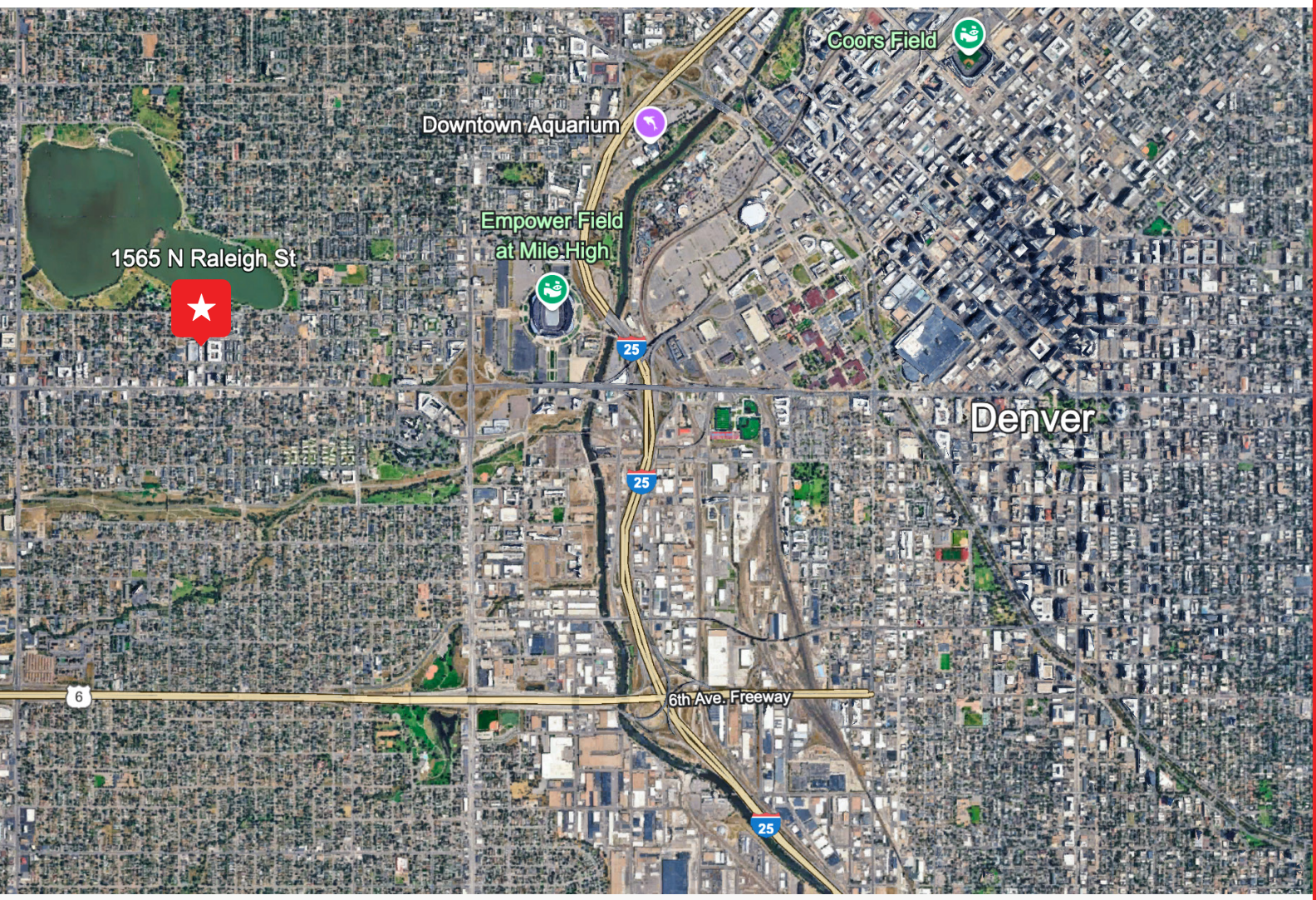
Demographics & Community	1 Mile	2 Miles	3 Miles
2024 Population:	26,744	84,352	195,537
2029 Population Projection	27,540	85,436	197,687
Median Age	35.2	35.6	36.1
2024 Households	12,133	38,077	91,107
Average Household Income:	$108,321	$104,965	$107,346



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