

A TURNKEY RESTAURANT + SALOON

Five O Five Rose.

*The last commercial address before the
Guanella Pass Scenic Byway begins.*

ADDRESS

505 Rose Street

TOWN

Georgetown, CO 80444

BUILDING FOOTPRINT

~2,750 SF

STATUS

Available for lease

Turnkey condition

CONTENTS

A walk through the *property*, the *place*, and the *opportunity*.

Sixteen pages covering the building, the gateway location, the visitor data behind the trade area, and the operator concepts the property is purpose-built to receive.

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PITCH IN ONE PARAGRAPH

A restaurant and saloon, already *built*, sitting on the funnel of one of Colorado's busiest mountain corridors.

505 Rose Street is a fully-equipped 5,450 SF restaurant and saloon — bar, kitchen, walk-ins, dining, lower-level storage, plus a top-floor apartment and a private patio to the west. You inherit the buildout that the prior operator paid for — and a corner that 250 — 300,000 vehicles drive past every year on their way to Guanella Pass.



One building. Three working *levels*.



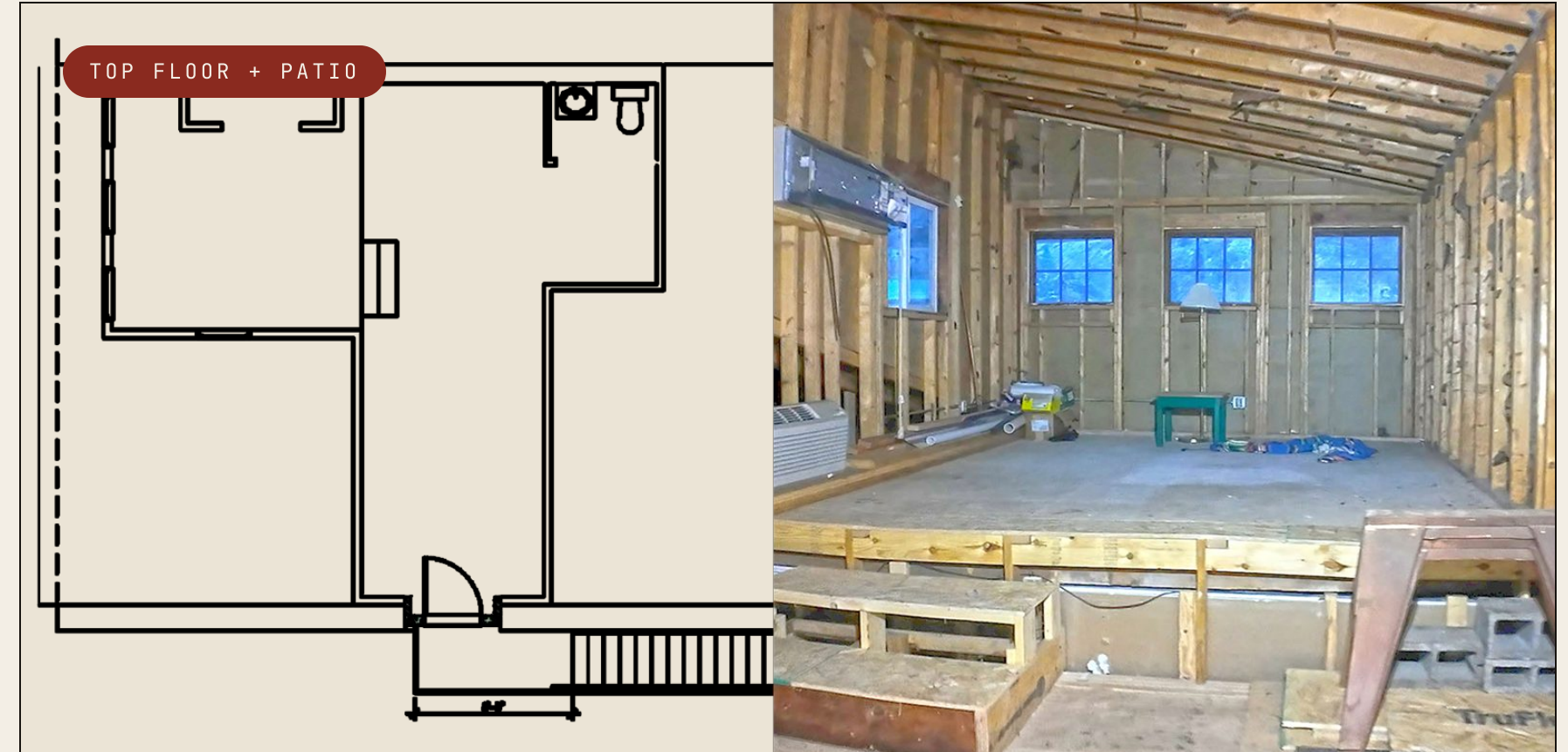
505 *Rose Street*

Beautifully preserved 1880s brick building. Full kitchen, tin ceiling, custom chandeliers, solid wood front bar, and a private patio to the west.

MAIN FLOOR	LOWER LEVEL	BASE RENT
2,750 SF	2,700 SF	\$4,927/mo + NNN

PRIVATE PATIO TO THE WEST OF THE BUILDING

A beautifully preserved 1880s brick building on a single Georgetown parcel: a main-floor dining and bar room, lower-level storage and walk-ins, a renovated top-floor studio, and a private patio to the west.



Apt. *Studio*

A renovated studio apartment crowns the building, and a private patio sits to the west — a live-in option for an owner-operator, or added income alongside the restaurant.

APARTMENT	RENT	PATIO
~500 SF	\$1,400/mo	Private • west

POSITION

The last storefront before the *byway*.



→ I-70 · EXIT 228 · 4 BLOCKS

→ CABIN CREEK BREWING · DOWN THE STREET

→ GEORGETOWN LOOP RR · 7 MIN

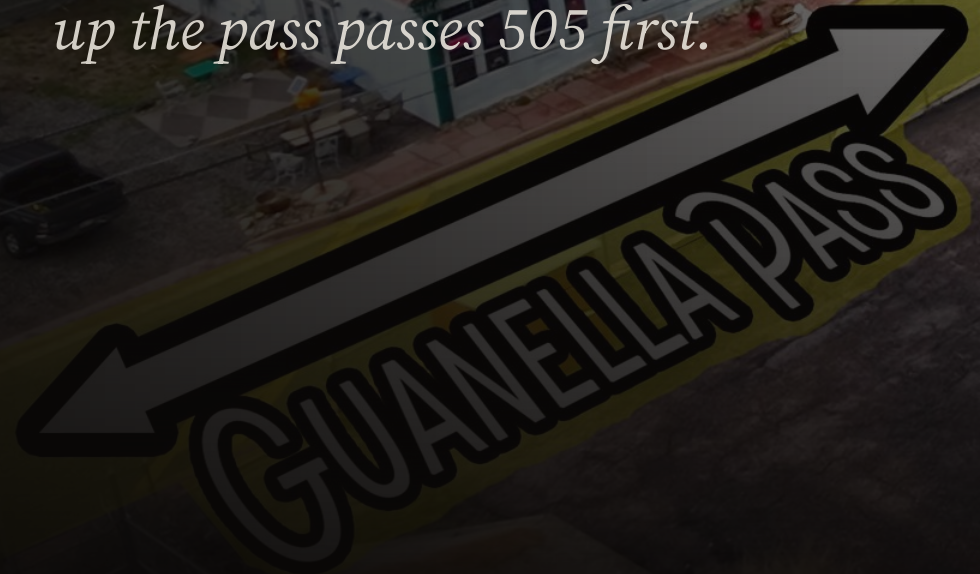
→ MOUNTAIN MAMAS · 1 BLOCK

→ CLEAR CREEK COUNTY HQ · 1 BLOCK

→ GUANELLA PASS · 0 BLOCKS



Rose Street meets Fifth Street and becomes Guanella Pass — a designated National Forest Scenic Byway. Every car heading up the pass passes 505 first.



FIFTH ST

ROSE ST

The funnel runs *past your front door.*

Three independent traffic systems converge on Rose Street: the Scenic Byway, the Loop Railroad, and the cluster of historic-downtown attractions one block north.

GUANELLA PASS SCENIC BYWAY

250 – 300K

Estimated vehicles per year traveling the byway, every one of them passing this address on the way up or down.

GEORGETOWN LOOP RAILROAD

200K+

Annual visits to the Loop — 187,800 unique visitors. The single largest tourism anchor in town.

CABIN CREEK BREWING (NEXT DOOR)

85K+

Annual visits to the top craft-beer destination on the entire I-70 mountain corridor.

505.

*Formerly Silverbrick Saloon —
kept in turnkey condition.*

Two floors and 5,450 square feet of operational restaurant. The ground floor pairs a custom horseshoe bar with a tin-ceilinged dining room and a fully-equipped kitchen. The lower level holds prep, dry storage, walk-in cold storage, and the building's mechanical core. Major systems were installed in 2020.



PATIO · WEST OF THE BUILDING



DINING ROOM



FRONT ENTRY · ROSE ST.



DINING ROOM



RESTROOM 1 OF 2

SPECIFICATIONS

Built in *2020*, kept in operating condition.

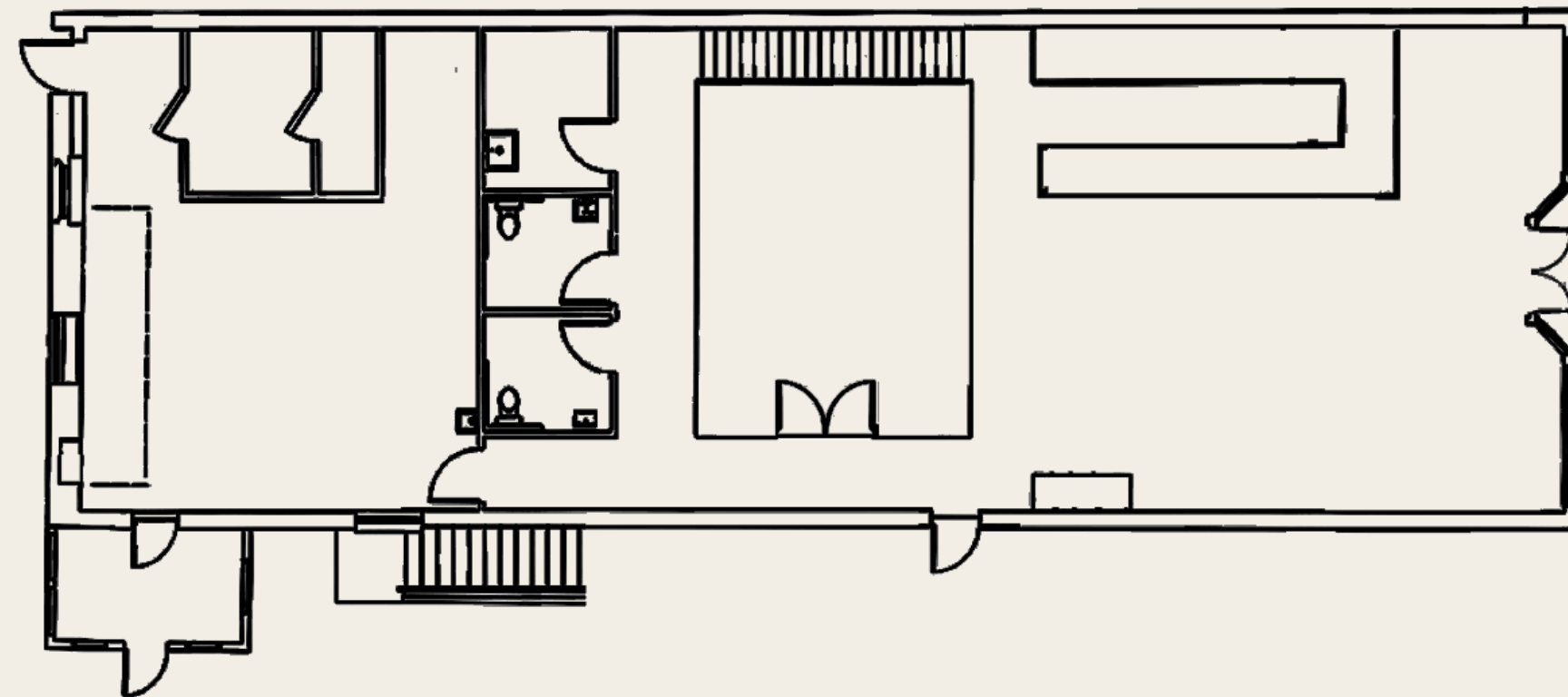
A complete restaurant package. The hardest, most expensive items — hood, grease trap, walk-ins, mechanical — are already in place and recent.

HEADLINE NUMBERS

<p>MAIN FLOOR</p> <p>2,750 SF</p>	<p>LOWER LEVEL</p> <p>2,700 SF</p>
<p>TOTAL BUILDING AREA</p> <p>5,950 SF</p>	<p>YEAR OF BUILDOUT</p> <p>2020</p>

SYSTEMS & EQUIPMENT

HVAC	<p>Multiple new forced-air units in lower level</p> <p><i>Installed 2020</i></p>
HOT WATER	<p>Commercial unit, basement</p> <p><i>Installed 2020</i></p>
GREASE TRAP	<p>In place & permitted</p> <p><i>Installed 2020</i></p>
WALK-INS	<p>Cooler + freezer</p> <p><i>Cooler in basement</i></p>
KITCHEN	<p>Type-1 hood, gas line, prep</p> <p><i>Hood, range stubs, dish</i></p>
BAR	<p>Bar with full plumbing</p> <p><i>Custom wood horseshoe + service bar</i></p>
FRONTAGE	<p>Storefront w/ rollup to patio</p> <p><i>Private patio to the west</i></p>
APARTMENT	<p>Studio apartment</p> <p><i>Under renovation · \$1,400/mo</i></p>



LAYOUT

A *floor plan* built around two service surfaces.

The kitchen anchors the west end with a back-of-house corridor of restrooms and prep, opening east into the dining and bar room with a custom hardwood front bar and a service station towards the back.

- 01 Efficiently-designed kitchen with large hood, prep tables, multiple walk-ins, and dry-goods storage.
- 02 Two ADA restrooms in the central core off the back hall.
- 03 Large dining room with high ceilings — rollup doors open to the private west patio.
- 04 Custom hardwood front bar, with service station towards the back.
- 05 Large open lower level with walk-in for food & storage and floor drains — convertible to additional seating or events.

505 MAIN FLOOR • DRAWING APPROXIMATE, FOR REFERENCE ONLY

DRAWING FOR REFERENCE ONLY • FIELD MEASUREMENTS BEFORE TENANT IMPROVEMENTS

BOH

The expensive parts are *already installed.*

Hood, grease trap, mechanical, and a basement walk-in cooler. A new tenant inherits a kitchen ready to plug a menu into — not a shell to permit, vent, and trench.

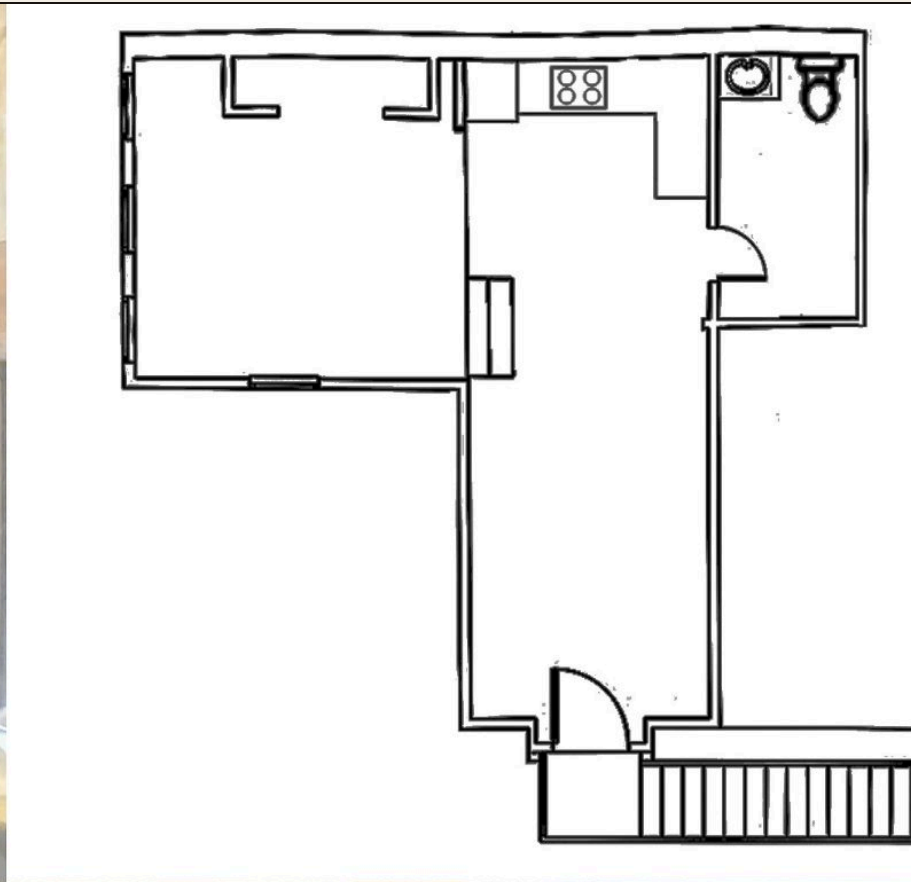


KITCHEN · TYPE-1 HOOD, GAS, DISH



SECOND LARGE COOLER · LOWER LEVEL

SEE ALSO: KITCHEN FREEZER, LOWER-LEVEL WALK-IN, MECHANICAL ROOM



OPTIONAL ADD-ON

House the *chef*. Or rent it out.

A studio apartment occupies the second floor above the restaurant – currently being renovated. Lease it together with the restaurant for an in-house manager or chef residence, or take it as a separate income unit.

LAYOUT

Studio • ~500 SF

RENT

\$1,400 / mo

UTILITIES

Tenant-paid

STATUS

Renovation in progress

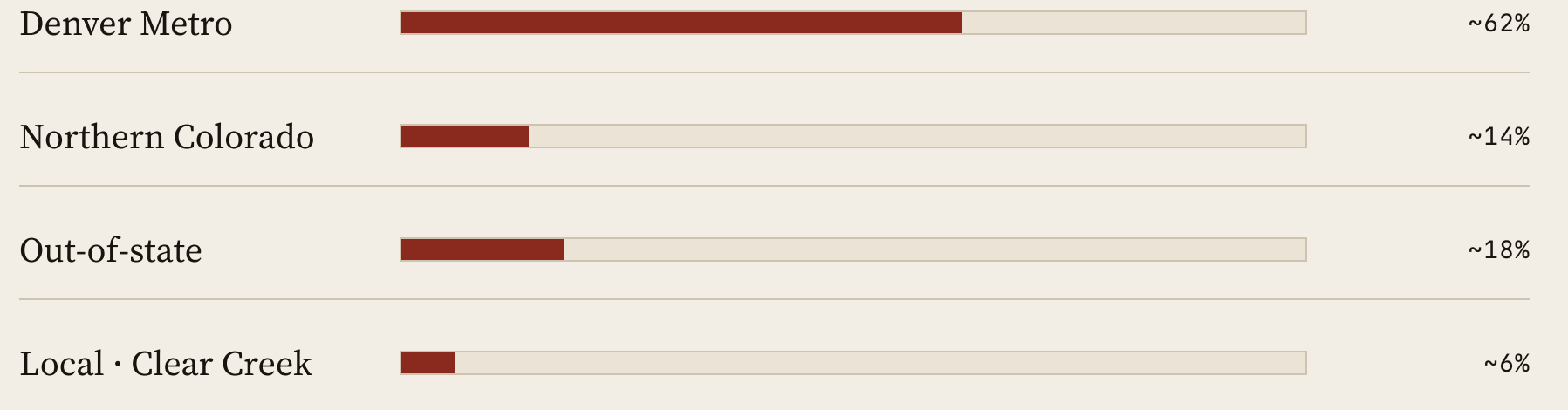
WHO WALKS PAST

Affluent. Out-of-town. Already *spending*.

Visitor data from the Loop Railroad and surrounding corridor anchors places this trade area firmly in the high-disposable-income family segment — the sweet spot for a chef-driven mountain restaurant or a destination saloon.

The core visitor is between thirty and forty-four, traveling from the Front Range, with household income above \$113,000 — well above Colorado median.

ORIGIN · SHARE OF VISITS



Distribution shown is illustrative of the corridor pattern reported in the visitor-journey data on file.

MEDIAN HOUSEHOLD INCOME

\$113K+
core visitor segment

CORE AGE BAND

30 — 44
family + couple travel

DRIVE TIME FROM DENVER

~45 min
via I-70 · Exit 228

LOOP RR ANNUAL VISITS

200K+
187,800 unique

Four anchors. *Four blocks.*

Each one independently produces footfall — together they create year-round demand spread across daypart and season.



ANCHOR 01

200,000+ VISITS / YR

Georgetown Loop Railroad

The town's primary tourism engine. A 7-minute walk from Rose St. Operates spring through Christmas with peak weekends.

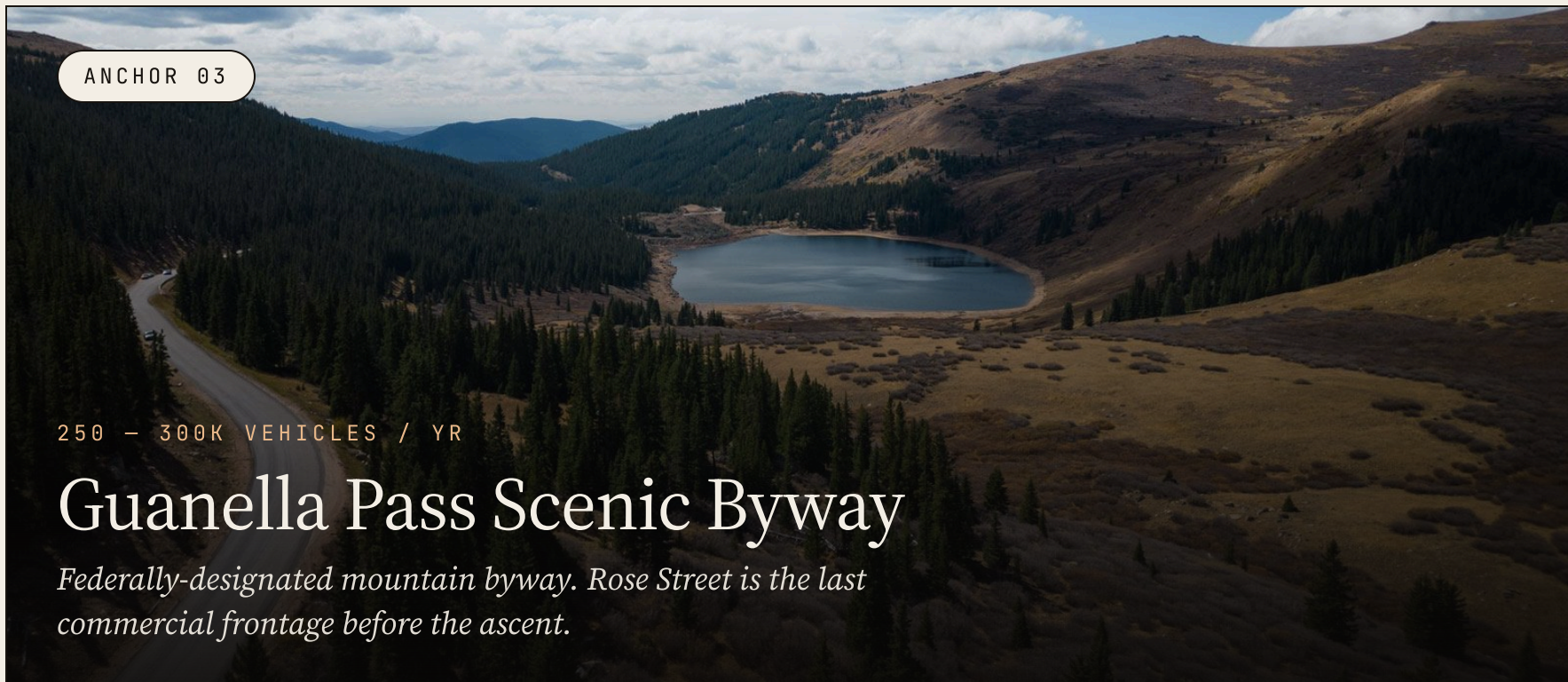


ANCHOR 02

85,000+ VISITS / YR

Cabin Creek Brewing

Top craft-beer destination on the entire I-70 mountain corridor. Adjacent to the parcel.



ANCHOR 03

250 - 300K VEHICLES / YR

Guanella Pass Scenic Byway

Federally-designated mountain byway. Rose Street is the last commercial frontage before the ascent.



ANCHOR 04

NOVEMBER - DECEMBER

Georgetown Christmas Market

Nationally-recognized holiday market. Brings tens of thousands of additional weekend visits during peak retail.

OPERATOR PROFILES

The buildout and the trade area point to *three* kinds of operator.

Pick a lane. Each one inherits the full main floor, the west patio, and the top-floor apartment.

Concept I

The destination restaurant.

A chef-driven concept on the byway funnel, with the front bar as the saloon program and the west patio for summer overflow. The apartment houses the chef.

WHY HERE • TURNKEY KITCHEN • I-70 TRAFFIC • 1880S CHARACTER

Concept II

The mountain saloon.

Lead with the bar and the historic room; run a tight, high-margin menu out of the full kitchen behind it. Character over square footage.

WHY HERE • CUSTOM HORSESHOE BAR • TIN CEILING • BYWAY FRONTAGE

Concept III

The owner-operator.

Run the restaurant downstairs and live in — or rent out — the renovated studio apartment on the top floor. One address, two income streams.

WHY HERE • TURNKEY KITCHEN • APARTMENT • ADJACENT CABIN CREEK HALO

A TURNKEY RESTAURANT + SALOON ON THE FUNNEL OF GUANELLA PASS

Walk it. *Take it.* Open by summer.

PROPERTY

505 Rose Street
Georgetown, CO 80444

AVAILABLE

Turnkey · move-in ready
Apartment optional

TOUR REQUESTS

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303.570.5171

MORE ONLINE

505Rose.com
Photos · plans · data · video