

## HENRY GROUP ANNOUNCES SALE OF \$2.75 MILLION RESTAURANT IN DENVER, COLORADO



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Denver, CO, October 11, 2022 – Henry Group Real Estate (Broker) is pleased to announce the sale of 333 South Broadway, located in Denver, CO (The Property), which closed on October 11<sup>th</sup>, 2022, for \$2.75 million. This fully built-out restaurant/pool hall is located in the Baker neighborhood of Denver, one of the city’s most sought-after corridors just blocks from I-25, and minutes to Downtown Denver and Cherry Creek. This submarket is a unique, dynamic neighborhood home to many national tenants with strong demographics. Baker enjoys several qualities and characteristics that make it a vibrant urban neighborhood including a diverse urban population, preserved historic homes, and proximity to Broadway’s Main Street development. This development offers varied shopping, casual and fine dining, an array of entertainment, as well as access to mass transit.

The Buyer, Andy Tran, is currently the owner of a successful Vietnamese restaurant in Castle Rock, and The Property will serve as his second location. Mr. Tran was attracted to the Property because it came with an existing liquor license, built-out kitchen, and ample parking which is very rare for this location in the heart of Denver.

The Seller, is the owner of Pharoah’s Lounge, a restaurant/pool hall that will be re-locating their business to the Northern suburbs of Denver. The Seller recently purchased a new location at 404 Marshall Road in Superior, for \$2.10 million in which he was represented by Joe Awad, CCIM of Henry Group Real Estate. Mr. Awad also represented the Seller in the successful completion of this sale.