

RESTAURANT/BAR – BUILDING & BUSINESS FOR SALE

127 – 129 East 3rd Street. Rifle. CO 81650



OFFERING SUMMARY

Sale Price:	\$1,200,000	Lot Size:	0.16 Acres
Building Size:	4,712 SF	Year Built:	1898

PROPERTY DESCRIPTION – JALISCO GRILL AND THE RIFLE BAR

Rifle, CO is a strategic Western Slope hub positioned directly on the I-70 corridor capturing consistent drive-by traffic between Grand Junction and Glenwood Springs. The area benefits from stable base of energy, construction, and logistics workforce, plus year-round visitors drawn to nearby outdoor destinations like Rifle Falls State Park and Rifle Gap State Park. For a restaurant concept, Rifle delivers a rare combination of: Limited direct competition with strong local loyalty. High repeat customer base (working-class & families) Tourism spillover from I-70 & regional recreation. Lower occupancy costs vs. Front Range markets = stronger margins . **PLEASE DO NOT INQUIRE ABOUT THE SALE WITH ANY EMPLOYEES OR MANAGERS**

PROPERTY HIGHLIGHTS

- 150 people combined capacity
- Includes all FFE (except for limited leased equipment)
- Seller financing available
- Bar open 3-4 nights/wk; sells \$50,000.00 monthly & annual restaurant sale- \$750,000.00
- Easy access to I-70 & Hwy. 6

CHARLES NUSBAUM

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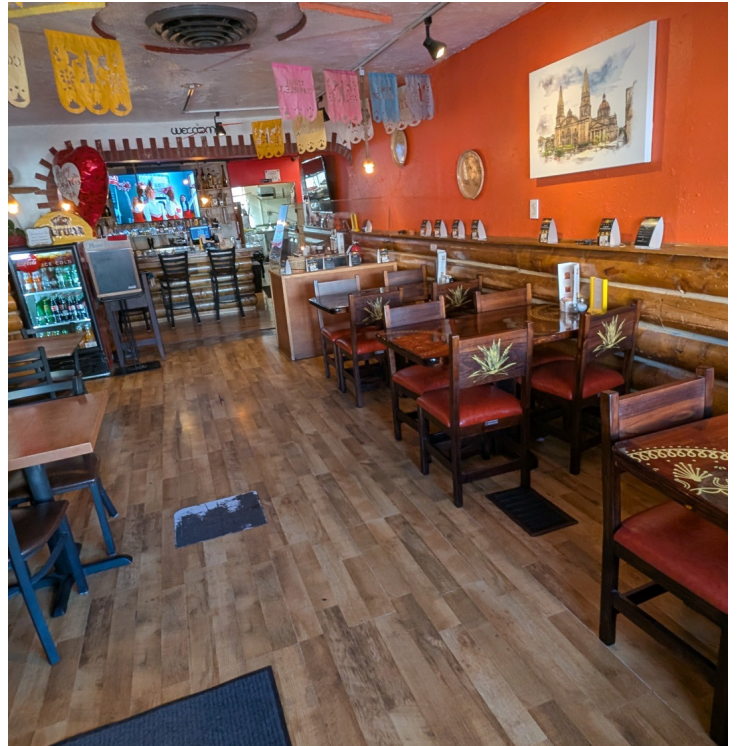
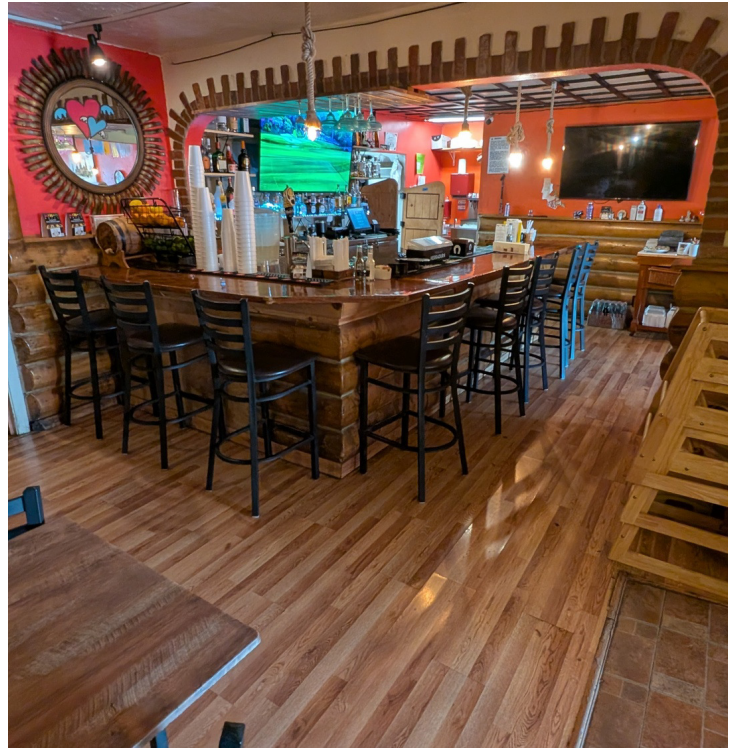
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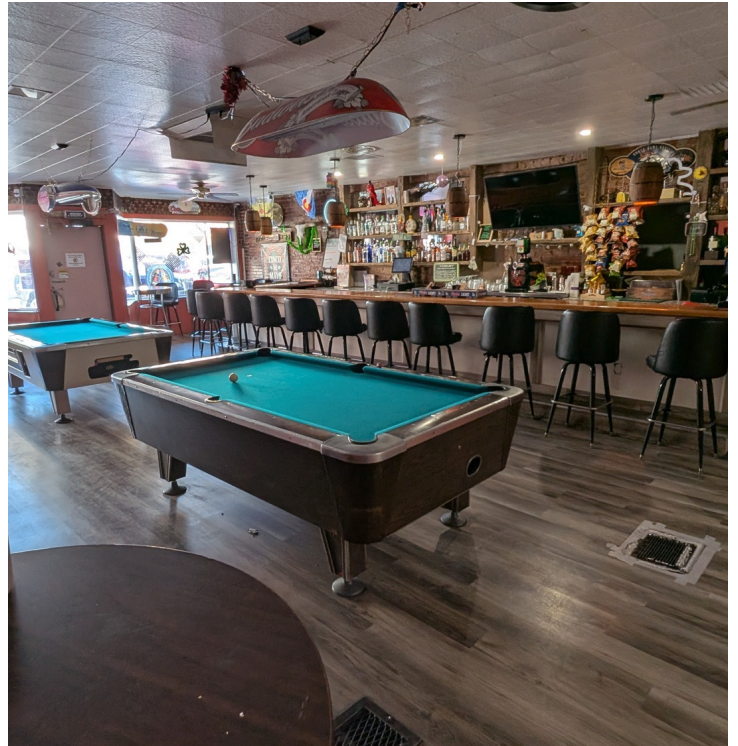
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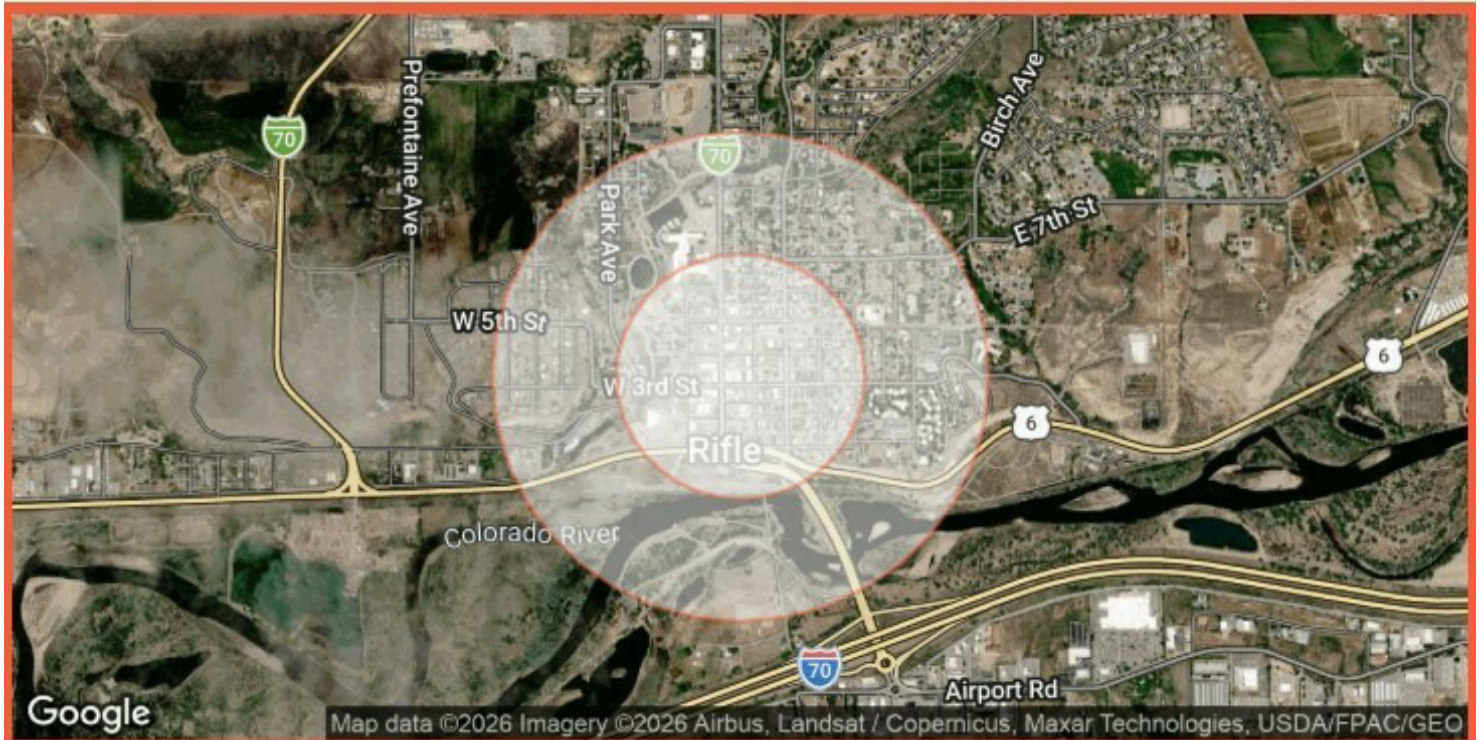
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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2025 Total Population	5,533	12,611	13,664
2025 Average Household Income	\$97,068	\$100,572	\$101,731
Businesses	575	791	840
Employees	3,996	5,442	5,636

Demographics provided by CoStar

TRAFFIC COUNTS

*Hwy 70 & Hwy 13 Interchange	19,000/vpd
*Hwy 6 E of Centennial Pkwy E of Hwy 13	6,100/vpd
*W Centennial Pkwy S of Hwy 13	5,100/vpd
** Whiteriver Ave S of Centennial Pkwy	4,072/vpd

* provided by CDOT/**provided by CoStar

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