

RESTAURANT FOR LEASE

2096 S Colorado Boulevard, Denver, Colorado

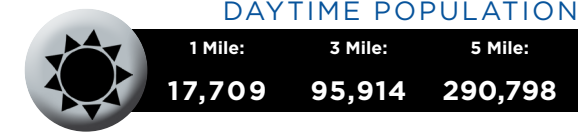


DEMOGRAPHICS

POPULATION



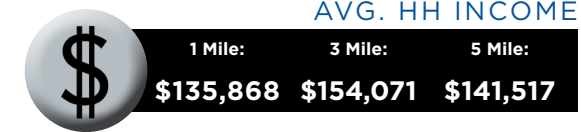
DAYTIME POPULATION



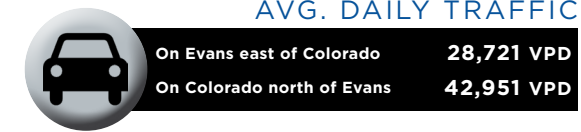
HOUSEHOLDS



AVG. HH INCOME



AVG. DAILY TRAFFIC



Scott Steputis

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Rhonda Coy

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PROPERTY OVERVIEW:

- Building Size: 3,013 SF
- Land Size: 30,967 SF
- Zoning: C-MX-20 (drive-thru permitted with limitations)
- Excellent visibility and easy access
- High traffic counts and strong demographics



CROSBIE
REAL ESTATE
GROUP