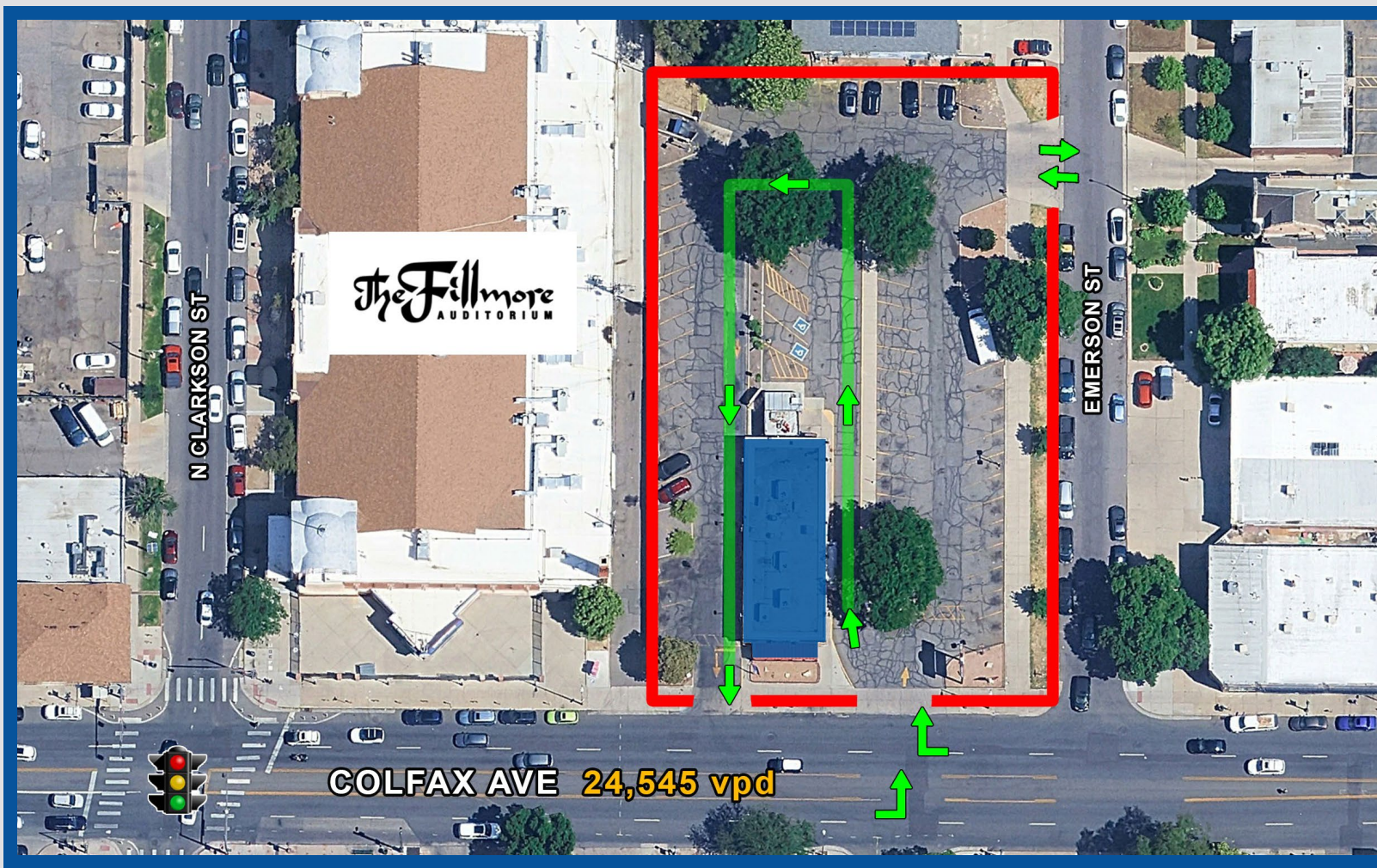


QSR DRIVE-THRU AVAILABLE FOR SUBLEASE

NWC Colfax Avenue & Emerson Street, Denver, Colorado



DEMOGRAPHICS

POPULATION	
0.5 Mile:	17,729
1 Mile:	57,260
2 Mile:	151,014

EMPLOYEES	
0.5 Mile:	14,496
1 Mile:	88,157
2 Mile:	208,836

AVG. HH INCOME	
0.5 Mile:	\$99,857
1 Mile:	\$125,221
2 Mile:	\$151,339

HOUSEHOLDS	
0.5 Mile:	12,088
1 Mile:	37,162
2 Mile:	89,133

TRAFFIC COUNTS	
On Colfax Ave at west of Emerson:	
	24,545 vpd

PROPERTY OVERVIEW

- **Building Size:** 2,896 SF building with drive-thru
- **Land Size:** 39,200 SF
- **Parking:** 66 spaces (subject to parking sharing agreement)
- **Current Term:** 9 years remaining
- **2025 Property Taxes:** \$138,431

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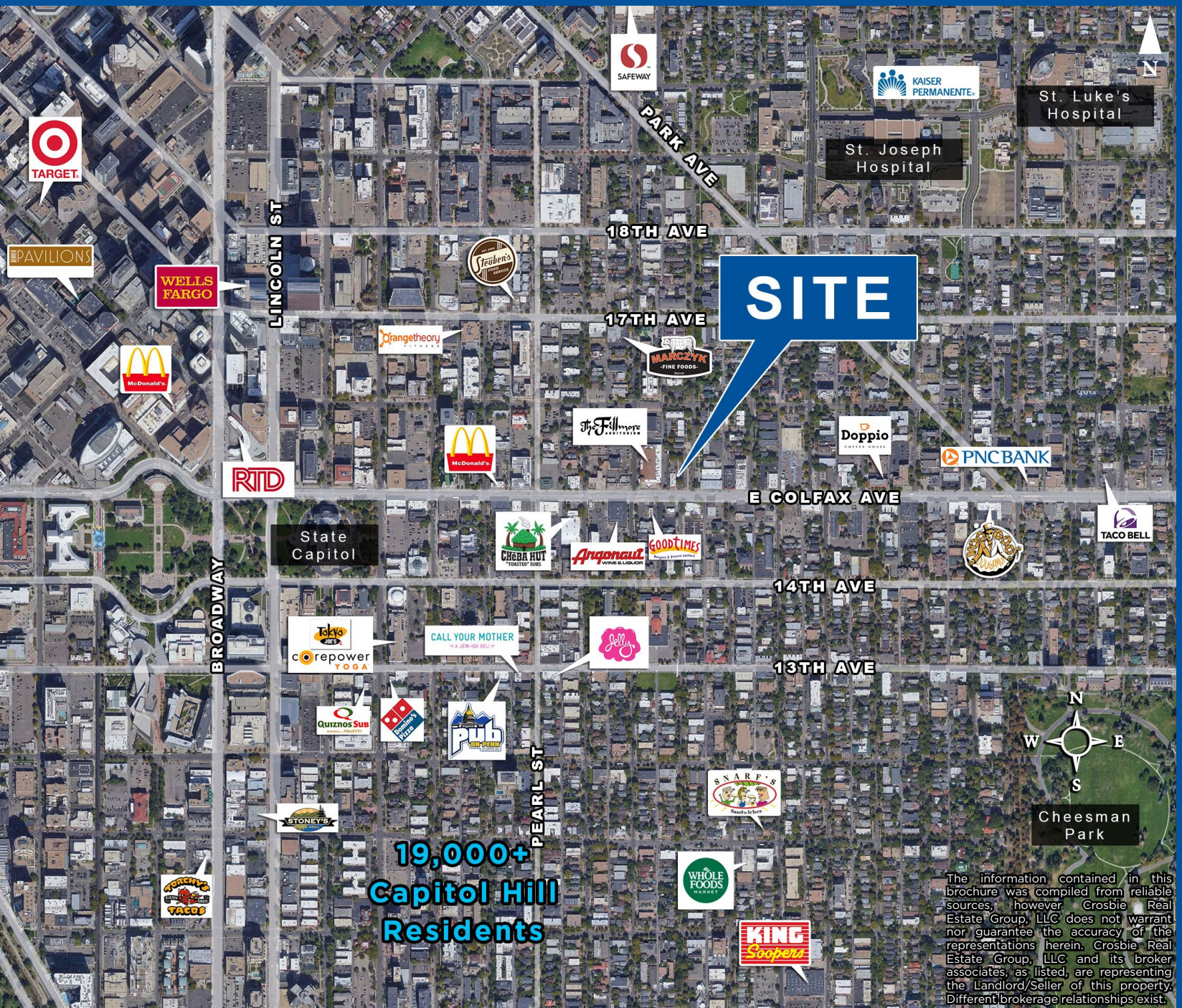
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**19,000+
Capitol Hill
Residents**

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