



RETAIL SPACE  
WITH DRIVE-THRU  
FOR SUBLEASE

## CONTACT

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UPDATED: 4.3.2023

## HIGHLIGHTS

- Excellent drive-thru restaurant space available for sublease.
- Sublease through February 2032.
- Located at high traffic retail intersection, Ten Mile & McMillan Rd.
- High growth area with new developments.
- Surrounded by retail including Broken Yolk, Papa Murphy's, Gino's Italian Ristorante, Rudy's Pub & Grill, Walmart Supercenter, Panda Express and more.



## DETAILS

### SUBLEASE RATE

Contact Agent

### SUBLEASE TYPE

NNN

### SUITE SIZE

2,400 SF [Ste 100]

### BLDG. SIZE

6,600 SF

### BLDG. TYPE

Multitenant Retail

### PARKING

Ample On-Site

### AVAILABLE

Immediately



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**SPURWING**  
LUXURY COMMUNITY  
160+ HOMES

COMMERCIAL

**BAIN BRIDGE**  
250 HOMES

**COSTCO**  
WHOLESALE  
UNDER CONSTRUCTION



Chinden Blvd

**IRVINE MEADOWS**  
48 HOMES



Ten Mile Rd

**SITE**



N Black Cat Rd

**BRIDGETOWER WEST**  
200 HOMES

**STOR-IT**  
SELF STORAGE

**O'Reilly**

**Pizza Hut**

**MAVERIK**

McMillan Rd

Hunter  
Elementary  
School

**BELLANO CREEK**  
145 HOMES

**SAWTOOTH CREST**  
60 HOMES



**FOXTAIL ESTATES**  
LUXURY COMMUNITY  
110+ HOMES

**ASHBURY**  
EAGLE ELEVATED  
LUXURY COMMUNITY  
128 HOMES

26

**WinCo**  
FOODS  
UNDER CONSTRUCTION

17,905 vpd

Rocky Mountain  
High School

**PARAMOUNT**  
700 HOMES

Paramount  
Elementary

**PARAMOUNT  
MARKETPLACE**  
DUTCH BROS

Christian Brothers  
AUTOMOTIVE

SONIC

America's  
Drive-In

Wawa

Wawa

STINKER  
STORES

DQ

Stinker  
Stores

Dowdy's

Stinker  
Stores

Dowdy's