

FOR SALE | FOR LEASE

Restaurant or Redevelopment

11903 W. 6th Avenue Frontage Road, Lakewood, CO 80401



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Restaurant or Revelopment

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PROPERTY SUMMARY

Sale Price	\$2,200.000
Lease Rate:	\$22-\$26/NNN
1.42 Acres	1.42 Acres
Building Size:	4904
Year Built:	1997
Zoning:	Retail
Market:	Denver
Cross Streets:	Corner of Simms & 6th Avenue

PROPERTY OVERVIEW

Free standing restaurant property /Opportunity for redevelopment
Adjacent Tru-by Hilton scheduled to break ground 2024

PROPERTY HIGHLIGHTS

- 4,904 Free Standing Restaurant
- 130 Seat Dining Room
- Large Bar
- 28' hood plus 4' hood in Kitchen
- Oversized pass trough Kitchen to Dining room window
- 50+ parking spaces
- High traffic counts at Simms & 6th Avenue
- Pop the top Lot Size: for roof top deck

Restaurant or Redevelopment

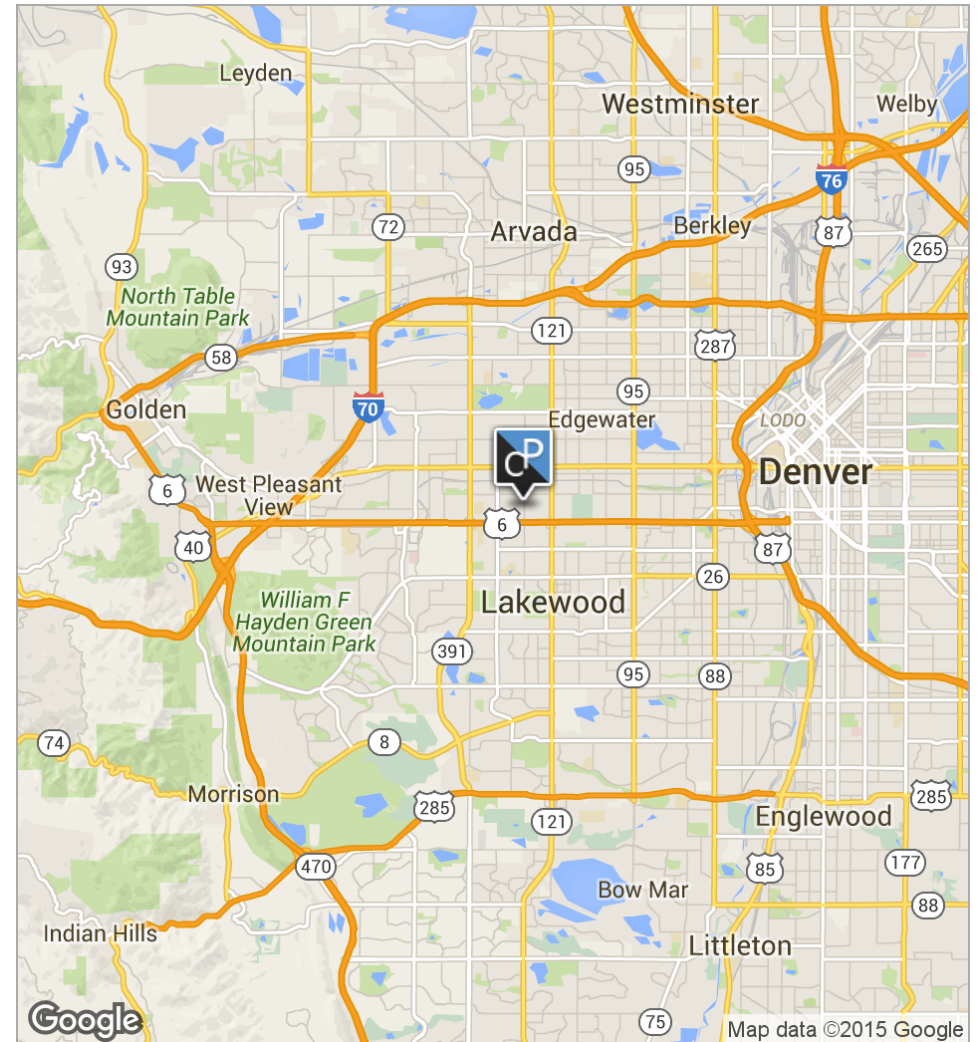
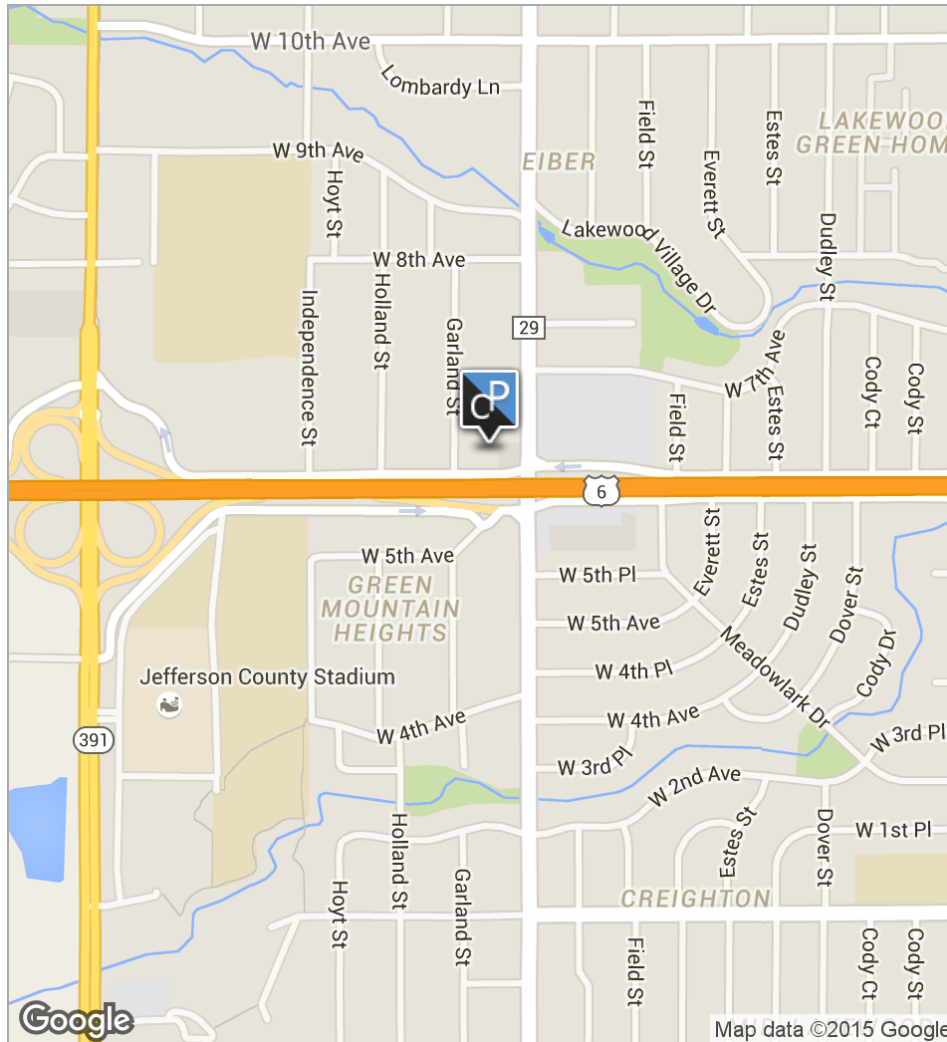
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Full Turn-Key Restaurant Building

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