



# 627A South Broadway

Boulder, CO



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Property Info & Gallery



View Map

## Amazing South Boulder Restaurant Opportunity

Available Space	5,274 sq. ft. (plus 300 sq.ft. Patio)
Lease Rate / sq. ft.	\$16.50 NNN
Expenses / sq. ft.	\$9.32*
FF&E & Full Liquor License Transfer	\$250,000

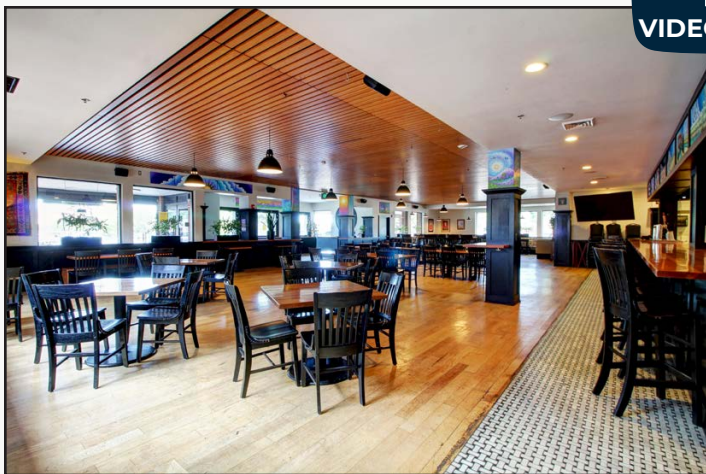
\*Not Including Utilities

- Fully Furnished Restaurant with Liquor License in the Bustling Table Mesa Shopping Center with \$2M of Restaurant Infrastructure & Improvements Including Custom Rift Sawn Oak Millwork, Custom Oak Ceiling, Beautiful Subway Tile & Restrooms with Marble Vanities
- Spacious Dining Area with 140 Capacity, Plus an Additional 48 Patio Seats
- Ample Parking Directly in Front of Premises & Quick Access to US 36, Hwy 93, University of Colorado & Downtown Boulder
- Sublease through 7/31/2027 with Longer Term Available
- Purchase Includes FF&E & Full Liquor License Transfer – [Link to Equipment List](#) (Not Including Smallwares)

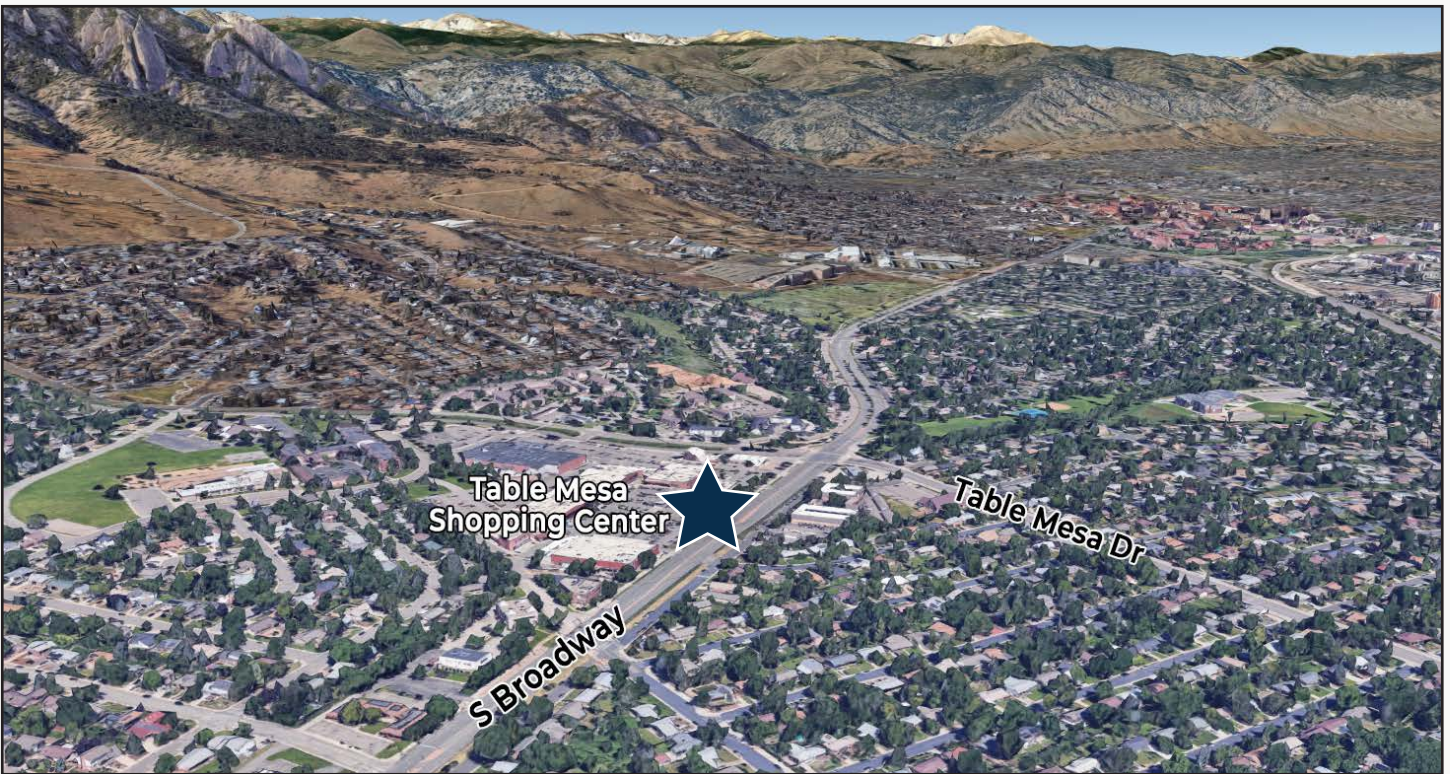
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