

FOR SUBLEASE

13650

E COLFAX AVE, STE. E

AURORA, COLORADO 80111

THE FORUM AT FITZSIMMONS
Former Imperial to Go/SushiRama



PROPERTY HIGHLIGHTS

ADDRESS	13650 E. Colfax Ave, Ste. E Aurora, CO 80111
PRICE	\$150,000 Make Offer
SUBLEASE RATE	\$41.80/SF NNN
NNN'S	\$13.29/SF
BUILDING TYPE	Restaurant/Mixed Use
AVAILABLE SQUARE FOOTAGE	2,349 SF

- Existing hood, grease trap, restaurant infrastructure & FF&E (Former Sushi Rama)
- Mixed Use Development
- Covered and surface parking
- Excellent daytime population, population density and incomes
- Cotenancy: Firehouse Subs, Kickin' Chicken, IHOP
- Across from Anshutz Medical Center

BROKER CONTACTS

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Population

1 mile	21,578
3 mile	153,783
5 mile	383,045



Households

1 mile	7,579
3 mile	53,636
5 mile	142,304



Average HH Income

1 mile	\$60,722
3 mile	\$74,740
5 mile	\$90,335



BROKERAGE TEAM

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