

# **PROPERTY HIGHLIGHTS**

ADDRESS	13650 E. Colfax Ave, Ste. E Aurora, CO 80111
PRICE	<del>\$150,000</del> 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**

### **ELIZABETH MORGAN**

Vice President 303.324.1107 EMorgan@PinnacleREA.com

#### **CODY STAMBAUGH**

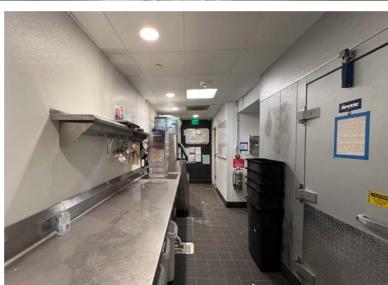
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#### **KYLE MOYER**

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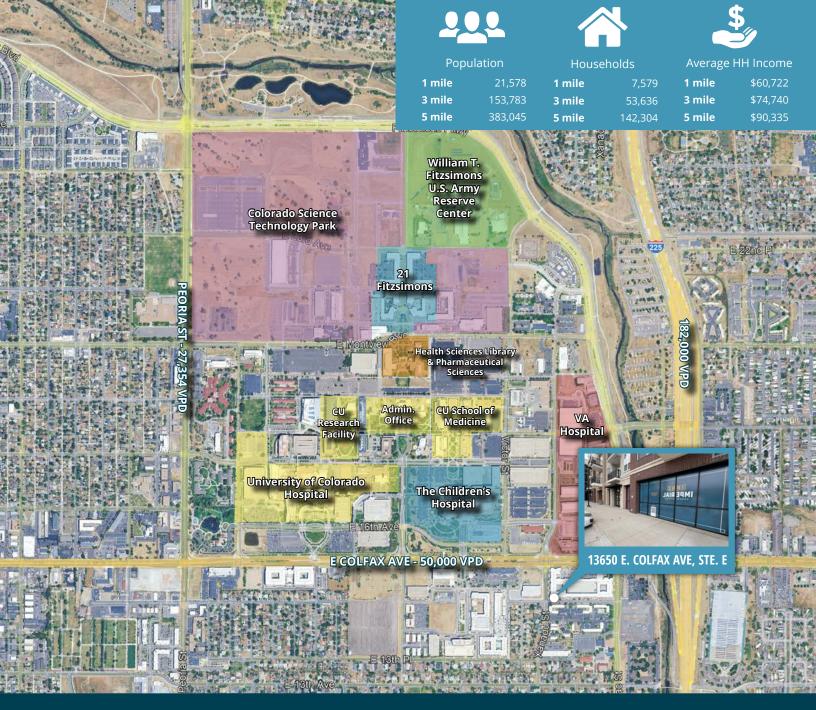














# **BROKERAGE TEAM**

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# **OFFICE**

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