

400

W. 48TH AVE.

DENVER, CO 80216

FOR LEASE

COMMERCIAL KITCHEN



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UNIQUE
PROPERTIES

TCN
TRUSTED COMMERCIAL NETWORK

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PROPERTY SUMMARY

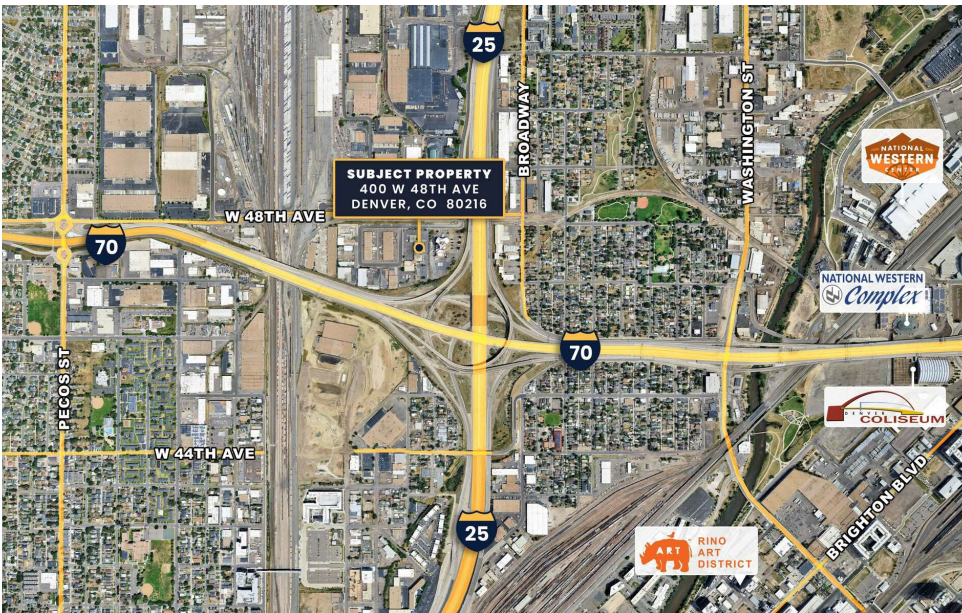


RARE TURNKEY COMMERCIAL KITCHEN SPACE WITH ALL FF&E IN PLACE

Formerly home to a Village Inn corporate training restaurant and most recently operating as a ghost kitchen, this space features a fully equipped commercial kitchen with all FF&E in place for the next tenant's use. Highlights include a 30-foot hood system, multiple reach-in coolers and freezers, walk-in coolers and freezers, a dedicated dumpster, and a grease trap enclosure conveniently located adjacent to the kitchen. The property also offers abundant surface parking and prominent building signage opportunities.

PROPERTY HIGHLIGHTS

- Employee access to on-site, state-of-the-art gym and locker rooms
- Centrally located near I-70 and I-25 with easy access to Highway 36, Highway 270, Highway 76 and the rest of the entire Denver metro area
- Additional 4,579 SF of storage space included at no charge
- Ideal for catering operations, commissary kitchens, or ghost kitchens
- Fully equipped commercial kitchen with all equipment in place for tenant

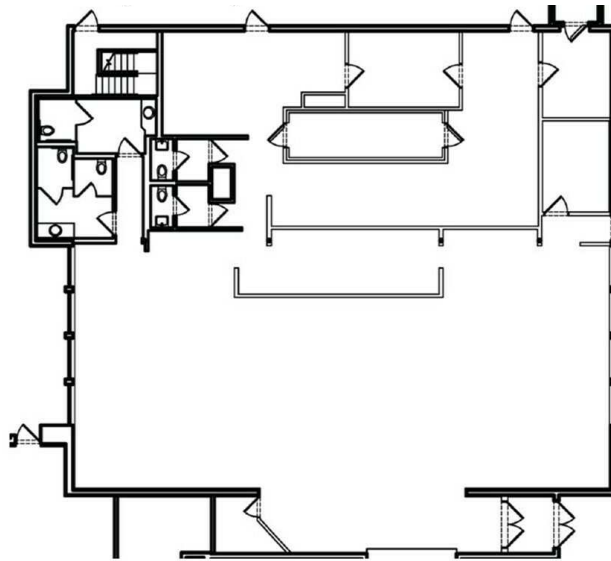


OFFERING SUMMARY

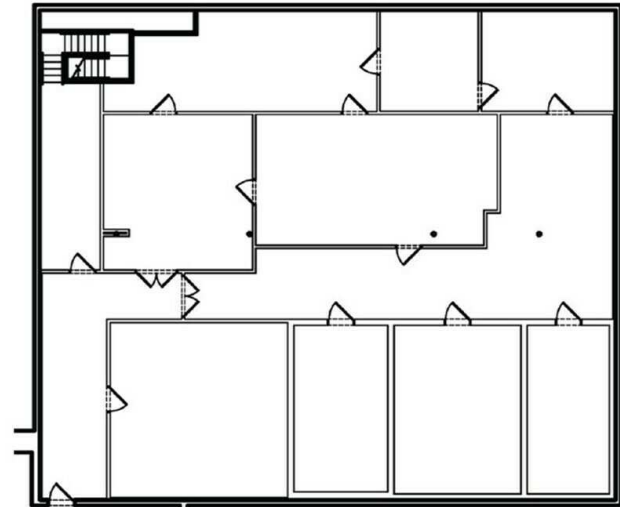
Lease Rate:	400 W. 48th Ave. Denver, Co 80216
Lease Rate:	\$15.50/SF/yr NNN
NNN's:	Approx. \$7.88/SF/yr
Ground Floor Space:	5,004 SF
Additional Storage Space:	4,579 SF
Parking:	Large Surface Lot Available
Property Type:	Commercial Kitchen

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,135	69,362	190,062
Total Population	8,984	141,848	404,924
Average HH Income	\$107,495	\$130,560	\$119,690

FLOOR PLANS AND PHOTOS



5,004 SF KITCHEN SPACE



4,579 SF ADDITIONAL STORAGE



DENVER MARKET LOCATION

