

GROUND LEASE – BUILD TO SUIT

3899 Peoria Way, Denver, CO 80239

FOR LEASE



OFFERING SUMMARY

Lot Size: 13,628SF

PROPERTY HIGHLIGHTS

- **Landlord willing to provide up to \$650,000.00 to prepare the site & build a two-lane drive-thru restaurant with one side used for pre-order pick-ups and other side a traditional drive thru lane. Site and financing offered at \$165,000.00/year for 15 years with options available**
- Portion of former Wendy's site
- Zoned I-A, UO-2 (allows for large and high billboards)- possible uses include QSR, Auto related businesses. Contact Broker for more information on allowed uses
- Great exposure, easy access, and visibility to/from Peoria St. & I-70
- Traffic surrounds this site 24/7
- Existing water, electric, sewer, gas, fiber optic and, telephone in place in street adjacent to the property

CHARLES NUSBAUM

Antonoff & Co. Brokerage, Inc.
CO #EA040028301
303.454.5420
cnusbaum@antonoff.com

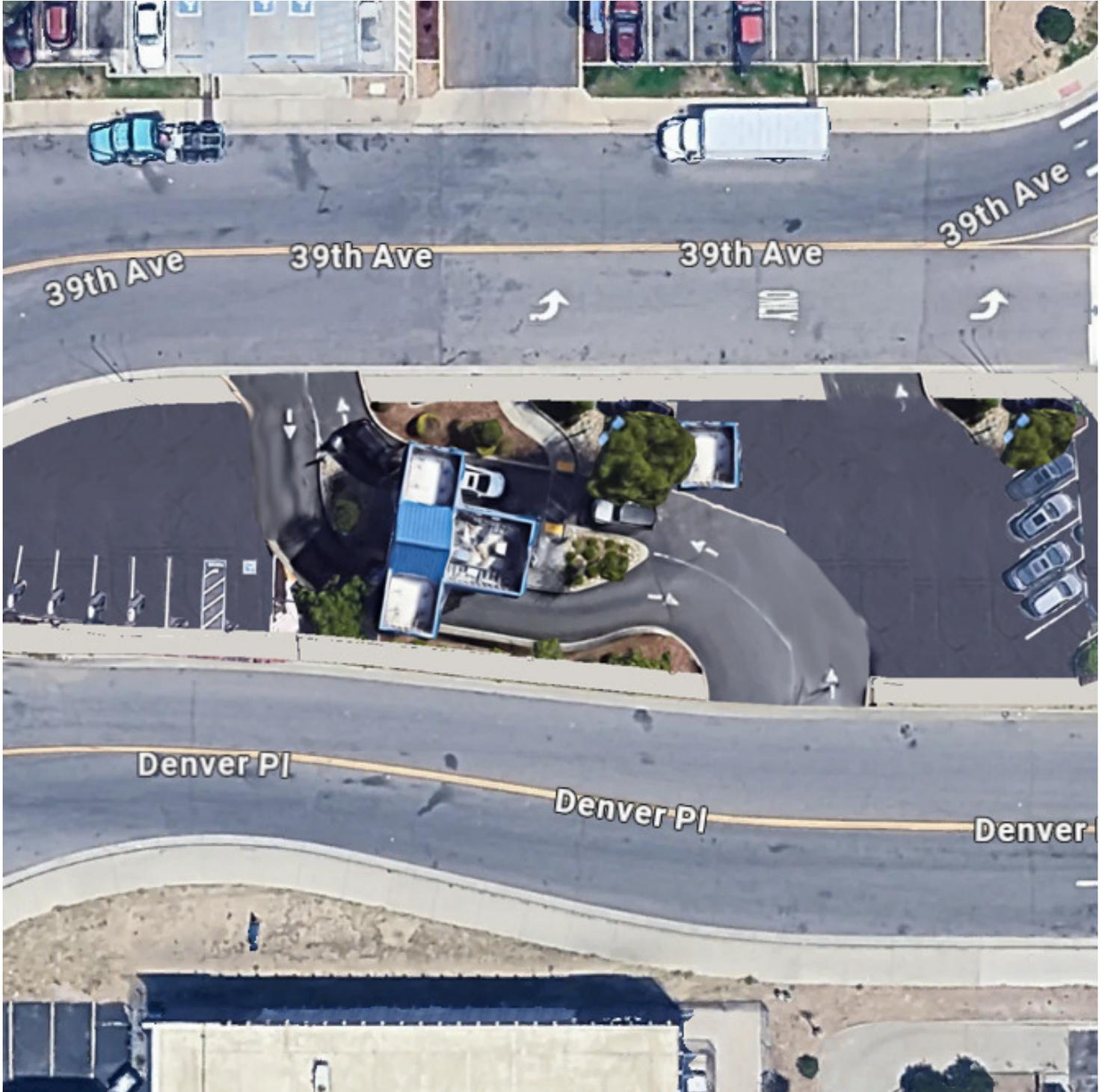
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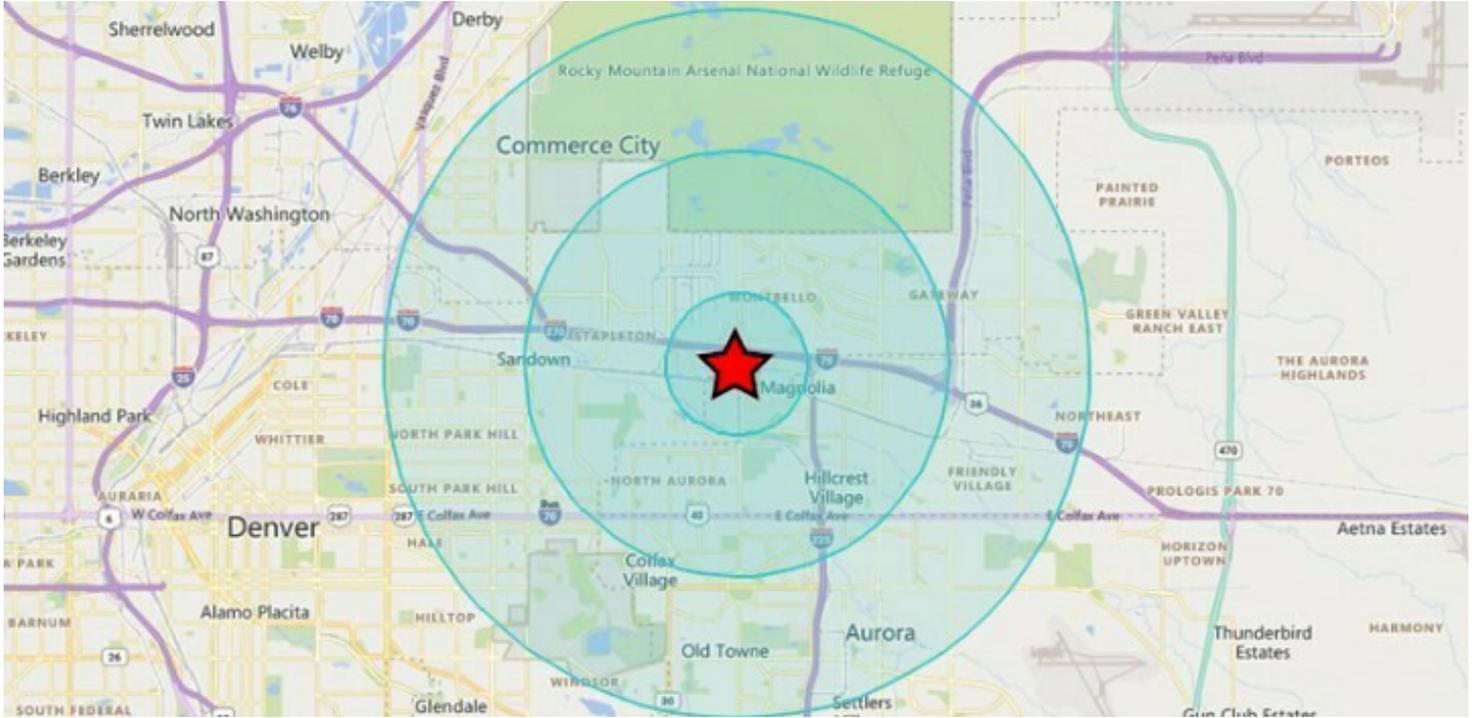
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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2024 Total Population	8,818	128,549	292,976
2024 Average Household Income	\$68,558	\$99,614	\$96,094
Businesses	930	10,530	17,640
Employees	11,416	69,825	145,352

Image provided by LandVision

TRAFFIC COUNTS

*I-70 E. of Havana St.	241,000/vpd
*I-70 W of I-225	205,000/vpd
**Peoria St. W of E. 40th Ave.	40,074/vpd
*provided by CDOT	**provided by CoStar

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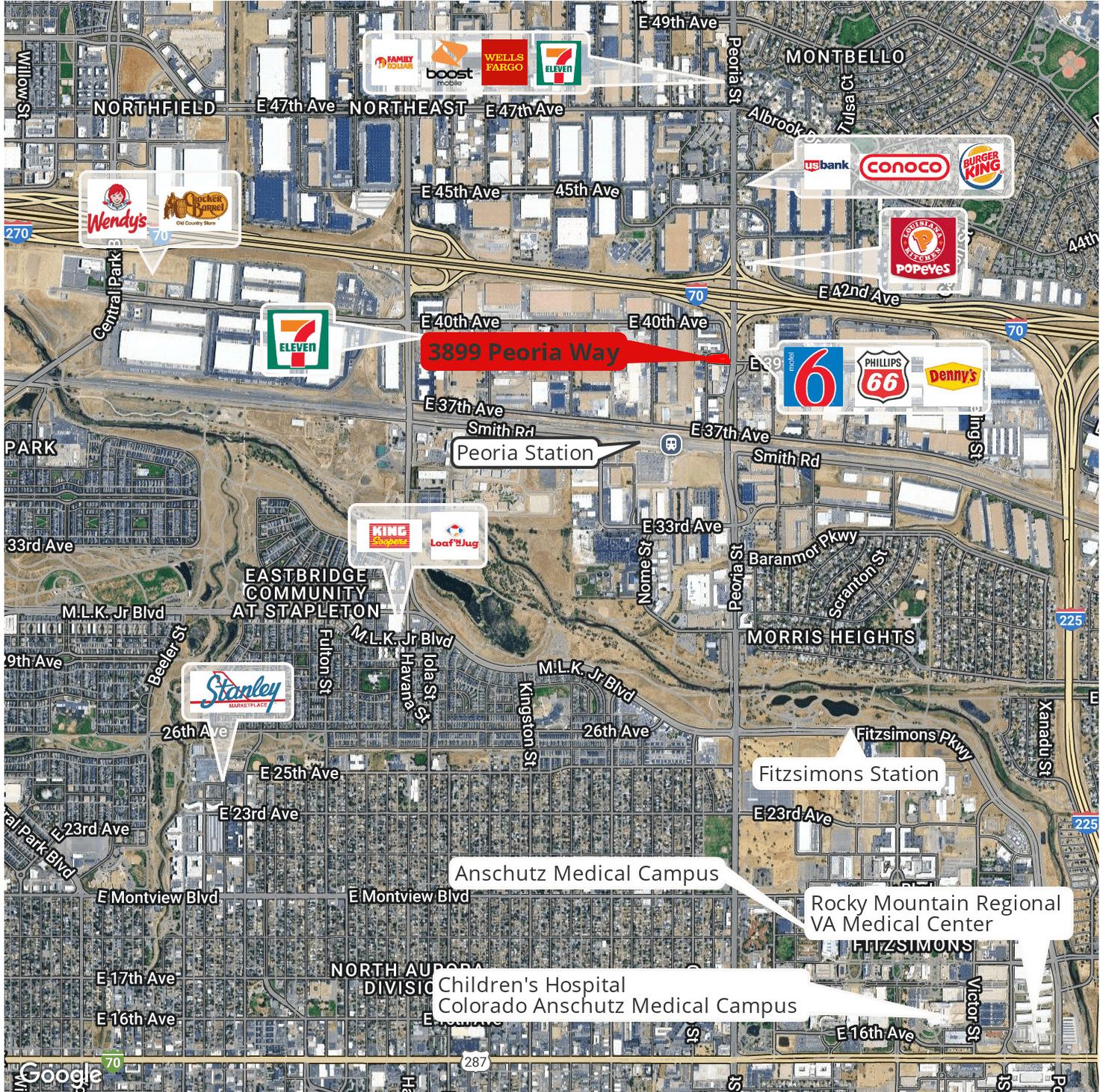
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