

FOR LEASE

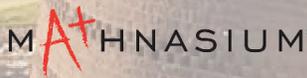
# ARAPAHOE LIMA CENTER

11405 E. BRIARWOOD AVE., ENGLEWOOD, CO 80112

RESTAURANT 3,504 SF + 2,300 SF PATIO



## JOIN CURRENT TENANTS:

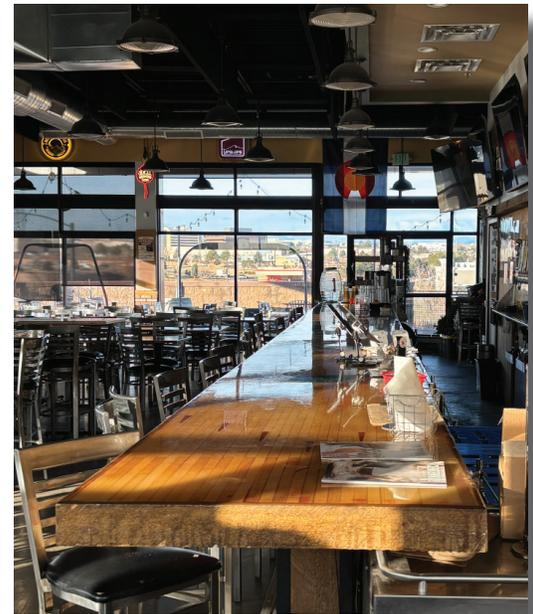


## RESTAURANT HIGHLIGHTS

- Turnkey Restaurant with Grease Trap & Hood
- Expansive Wraparound Patio with Incredible View & Roll Up Doors
- Excellent Visibility & Signage at Hard Signaled Intersection
- Unbeatable Demographics Including Strong Daytime & Residential Populations With High Average Incomes
- 64 Tap Draft System Ideal for Sports Bar or Tap Room

**TRAFFIC COUNTS:** 70,332 VPD - E. Arapahoe Rd.  
10,984 VPD - S. Lima St.

DEMOGRAPHICS (2024)	1 MILE	3 MILE	5 MILE
Est. Population	5,991	62,699	257,719
Avg. HH Income	\$214,879	\$203,111	\$181,956
Daytime Population	14,151	135,820	231,395



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## DENVER TECH CENTER



S. Lima St.



DOVE VALLEY



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