

# Quick Service Restaurant Lease Opportunity 2905 West Alameda Avenue

Denver, CO 80219



FOR LEASE

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## For Lease

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### Property Description

Check out this fantastic opportunity to lease one of the most visible sites in central Denver. This 1554 SF QSR features both parking and drive thru, with room for outdoor seating. The neighborhood demographics and vehicle through-traffic strongly support QSR business models.

The property is available for building or ground lease structure as single tenant NNN.

### Property Highlights

- 25,000 VPD on Alameda Ave
- 36,000 VPD on Federal Blvd
- Highly visible location
- Drive thru

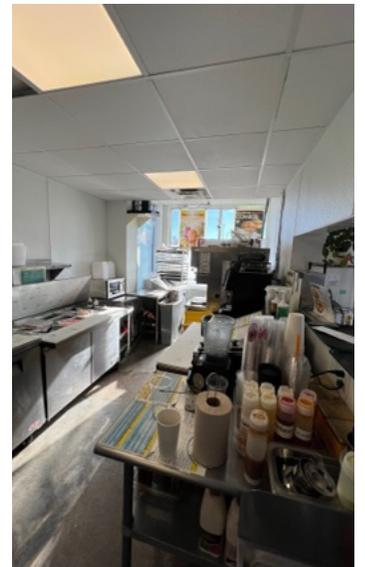
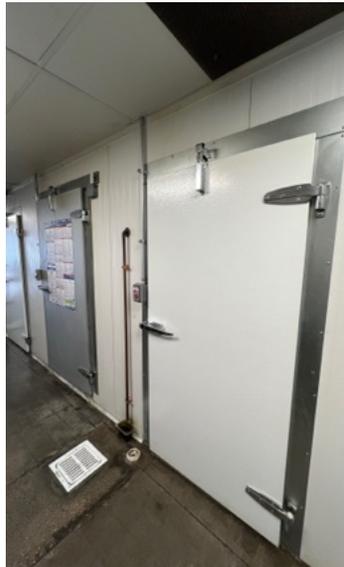
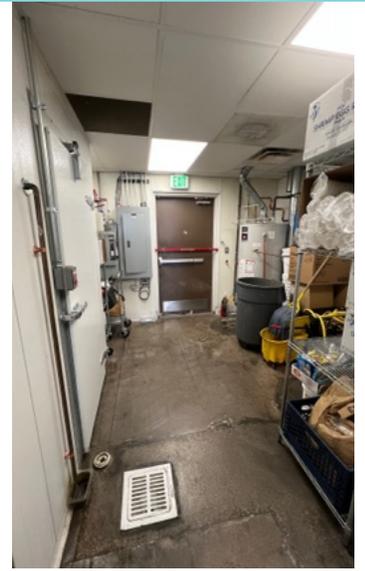
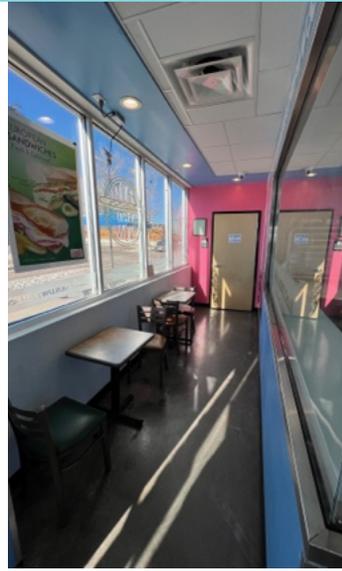
### Offering Summary

|                |            |
|----------------|------------|
| Lease Rate:    | Negotiable |
| Available SF:  | 1,554 SF   |
| Building Size: | 1,554 SF   |

| Demographics      | 0.5 Miles | 1.5 Miles | 3 Miles   |
|-------------------|-----------|-----------|-----------|
| Total Households  | 2,212     | 15,211    | 93,191    |
| Total Population  | 6,943     | 45,805    | 206,660   |
| Average HH Income | \$70,910  | \$73,264  | \$104,307 |

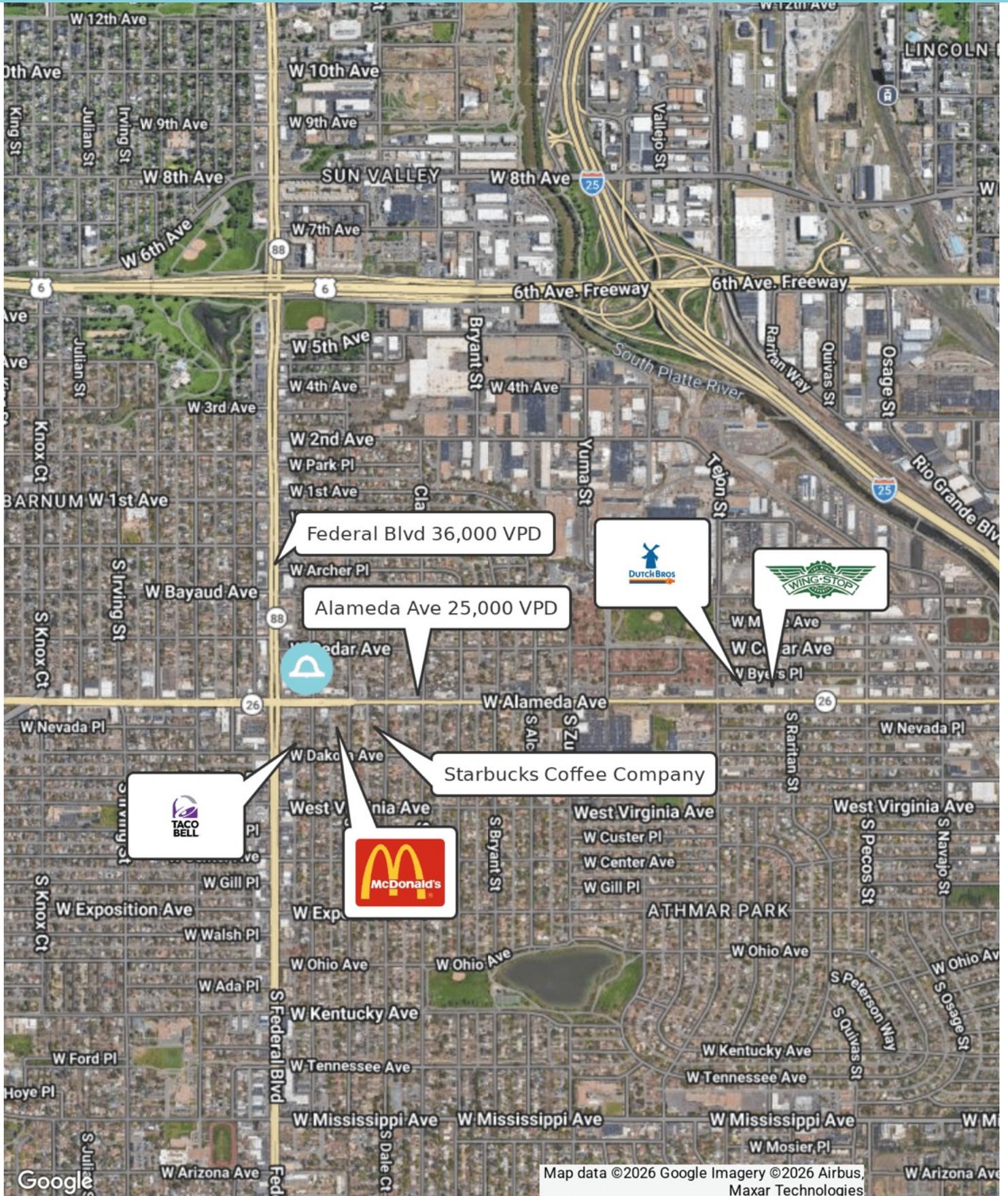
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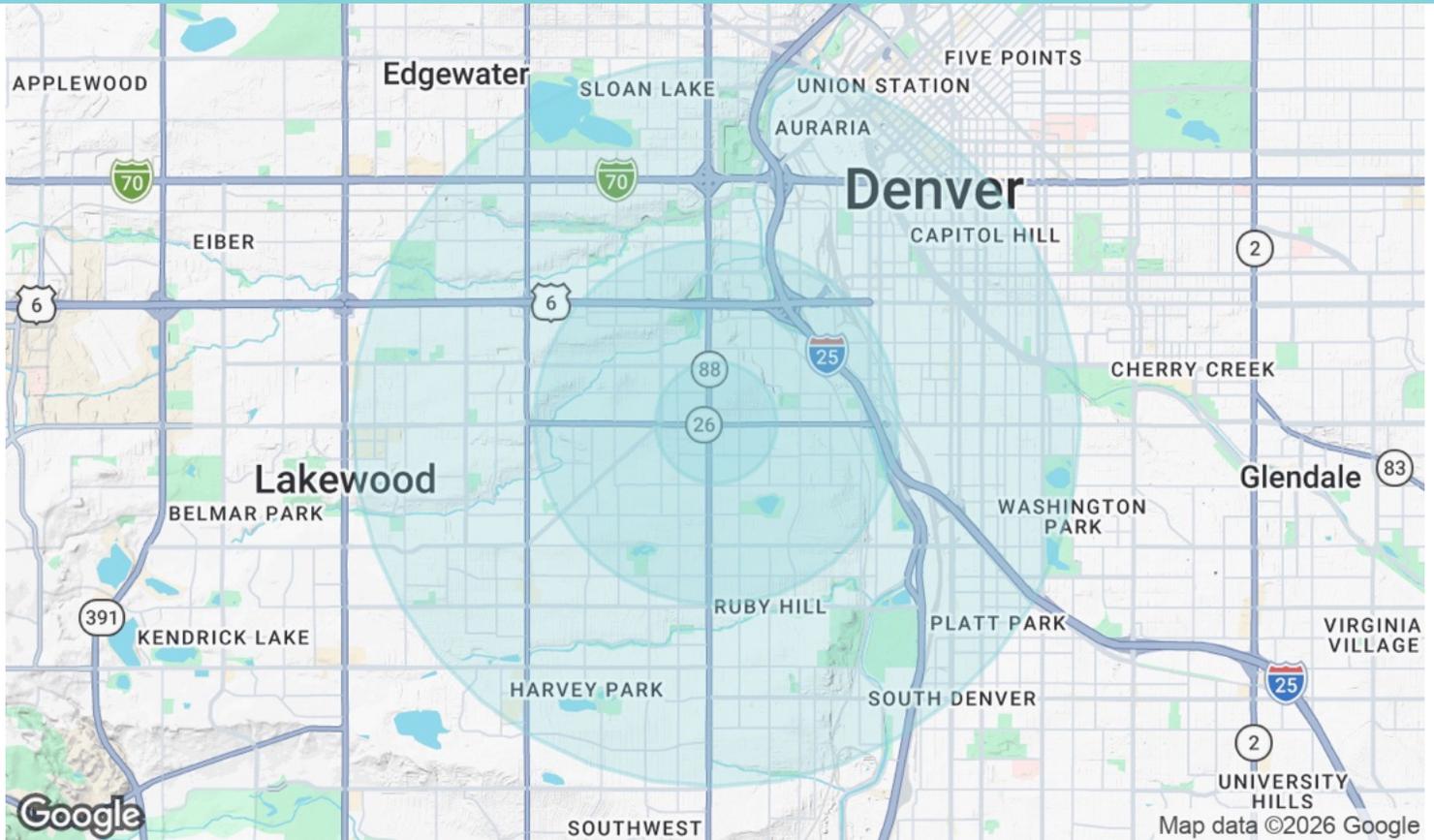
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## Population

|                      | 0.5 Miles | 1.5 Miles | 3 Miles |
|----------------------|-----------|-----------|---------|
| Total Population     | 6,943     | 45,805    | 206,660 |
| Average Age          | 35        | 36        | 37      |
| Average Age (Male)   | 34        | 35        | 37      |
| Average Age (Female) | 35        | 36        | 38      |

## Households & Income

|                     | 0.5 Miles | 1.5 Miles | 3 Miles   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 2,212     | 15,211    | 93,191    |
| # of Persons per HH | 3.1       | 3         | 2.2       |
| Average HH Income   | \$70,910  | \$73,264  | \$104,307 |
| Average House Value | \$495,352 | \$498,389 | \$661,289 |

Demographics data derived from AlphaMap