

2133 S. Sheridan Boulevard Denver, CO 80227



**LEASE RATE
CONTACT BROKER**

ABOUT THE PROPERTY

Modern and chic turnkey restaurant available for sublease through June 30, 2033. A complete remodel of the interior and property exterior upgrades recently completed. Corner location with high visibility and traffic counts on S. Sheridan Blvd. Abundant parking available for patrons. All FF&E available for sale and liquor license is transferable.

PROPERTY FEATURES

- **Building Size:** 5,110 SF
- **Term:** Through 6/30/2033 with two 5-year options
- **Parking:** Ample around building & shopping center
- **FF&E:** Mostly new and available for purchase
- **Liquor License:** Transferable
- **Zoning:** B-3

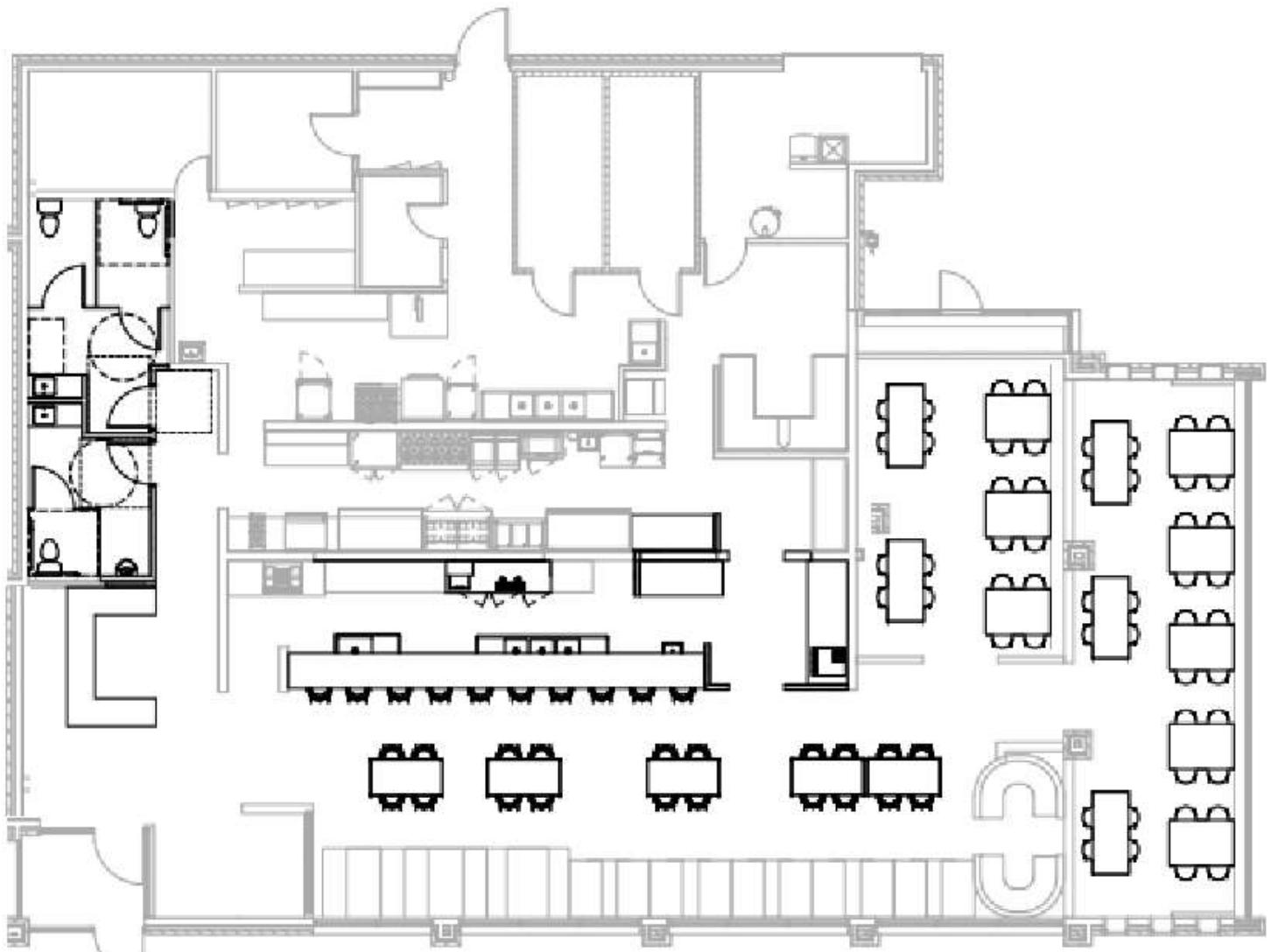
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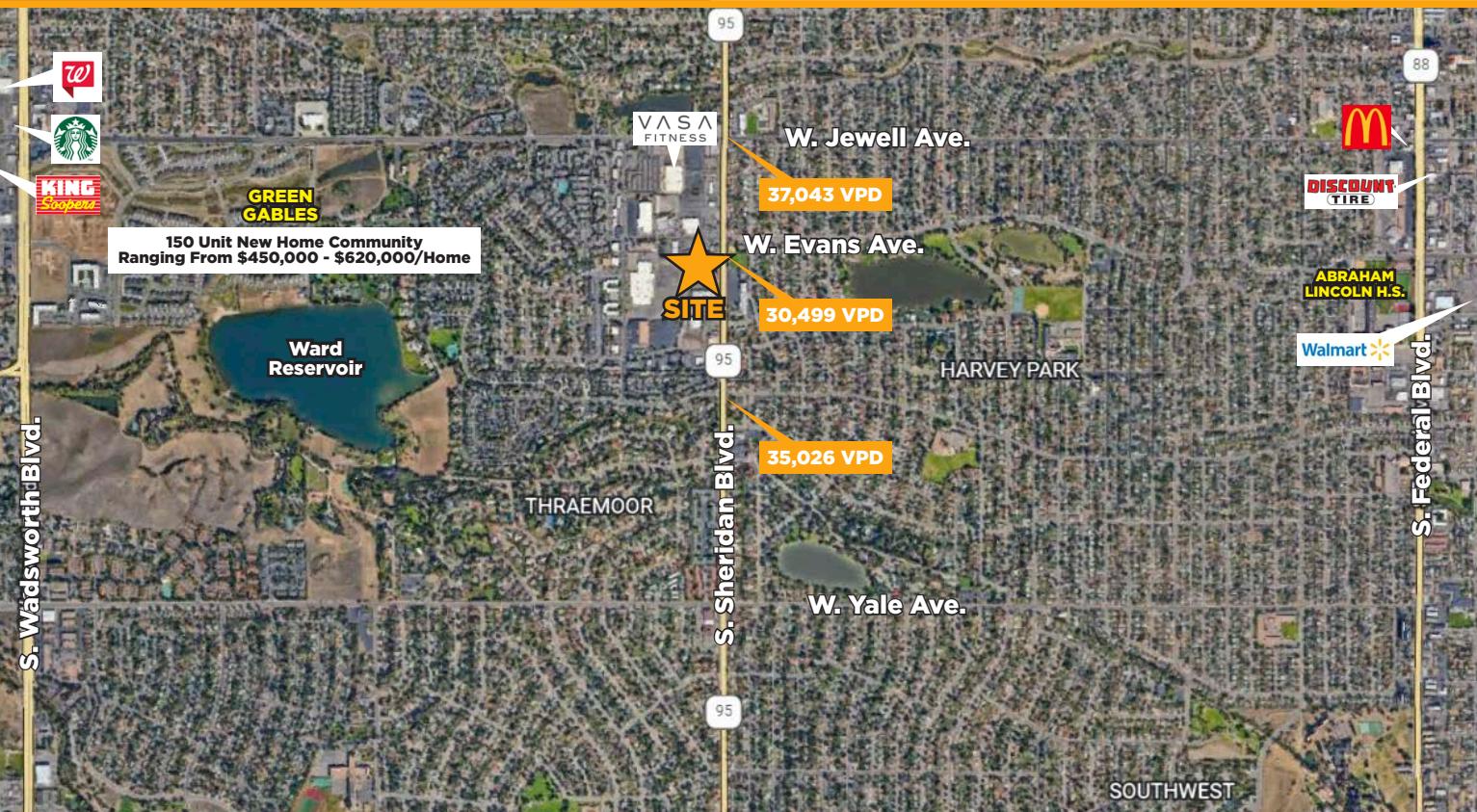


RESTAURANT FLOOR PLAN



PROPERTY HIGHLIGHTS

- Turnkey restaurant - All FF&E available for purchase (full list is provided upon request from broker)
- Liquor license is transferable to new tenant/operator
- Great corner location with high traffic counts directly on S. Sheridan Blvd
- High visibility with tall monument street signage and flag pole for branding
- Strong demographics and home density nearby



2133 S. SHERIDAN BLVD DENVER, CO 80227

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	17,116	152,595	383,555
Median Age	37.10	35.80	37.00
Total Households	6,200	55,797	157,442
Median HH Income	\$83,810	\$67,295	\$70,552

TRAFFIC COUNTS

S. Sheridan Blvd at Harvey Pl	30,499
S. Sheridan Blvd at Evans Ave	37,043
S. Sheridan Blvd at Iliff Dr	35,026

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