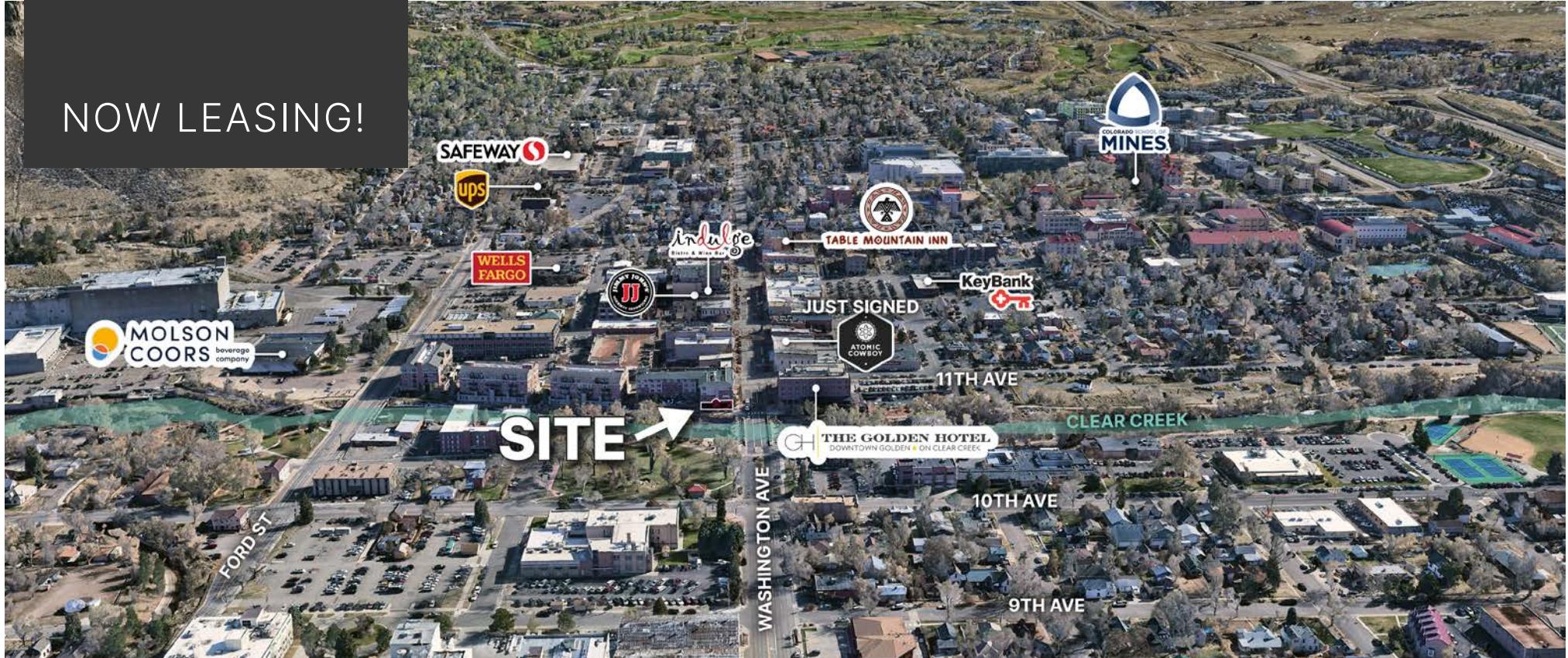


NOW LEASING!

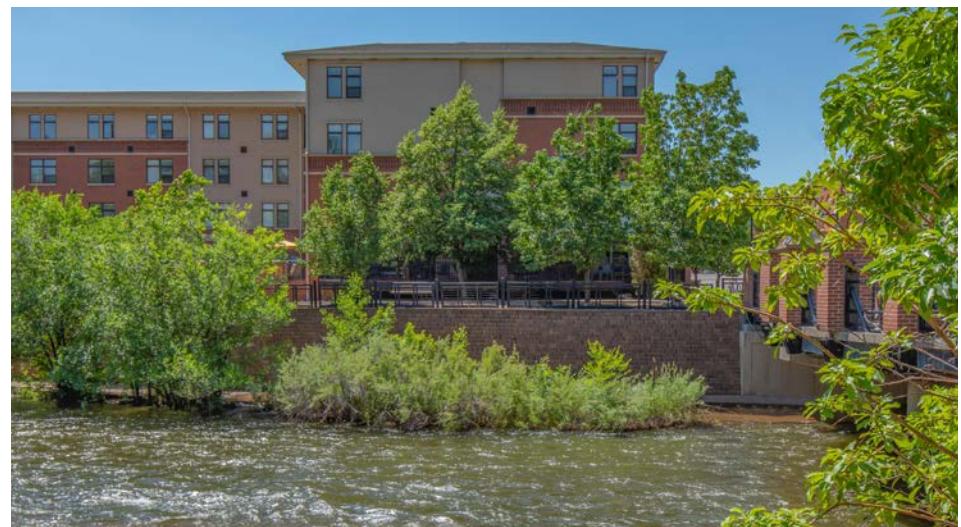


1027 Washington Avenue

GOLDEN, CO | FIRST FLOOR RESTAURANT WITH PATIO - 4,598 SF

PROPERTY HIGHLIGHTS

- **SMALL SPACE AVAILABLE**
- 2nd generation restaurant in charming Downtown Golden
- Space can be subdivided
- **BRAND NEW PATIO OVERLOOKING CLEAR CREEK**
- 20 communities with planned growth in a 15 mile radius
- High average household income within 1 mile: \$133,966

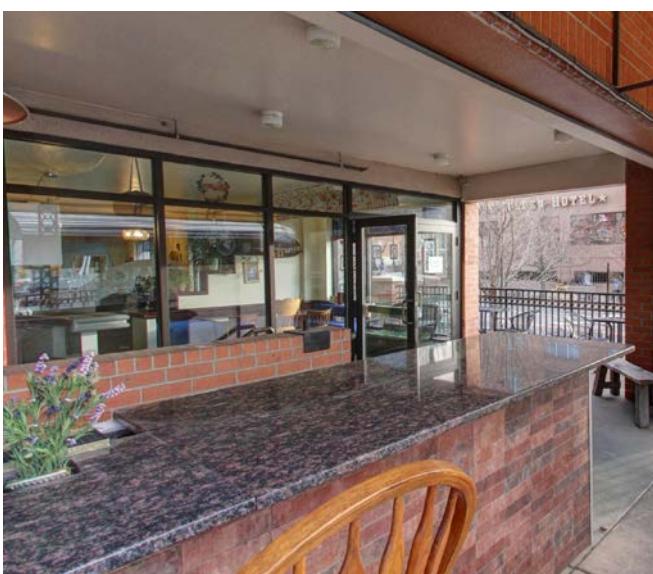


Sullivan Hayes
BROKERAGE

INTERIOR & PATIO

1027 Washington Avenue | Golden, CO

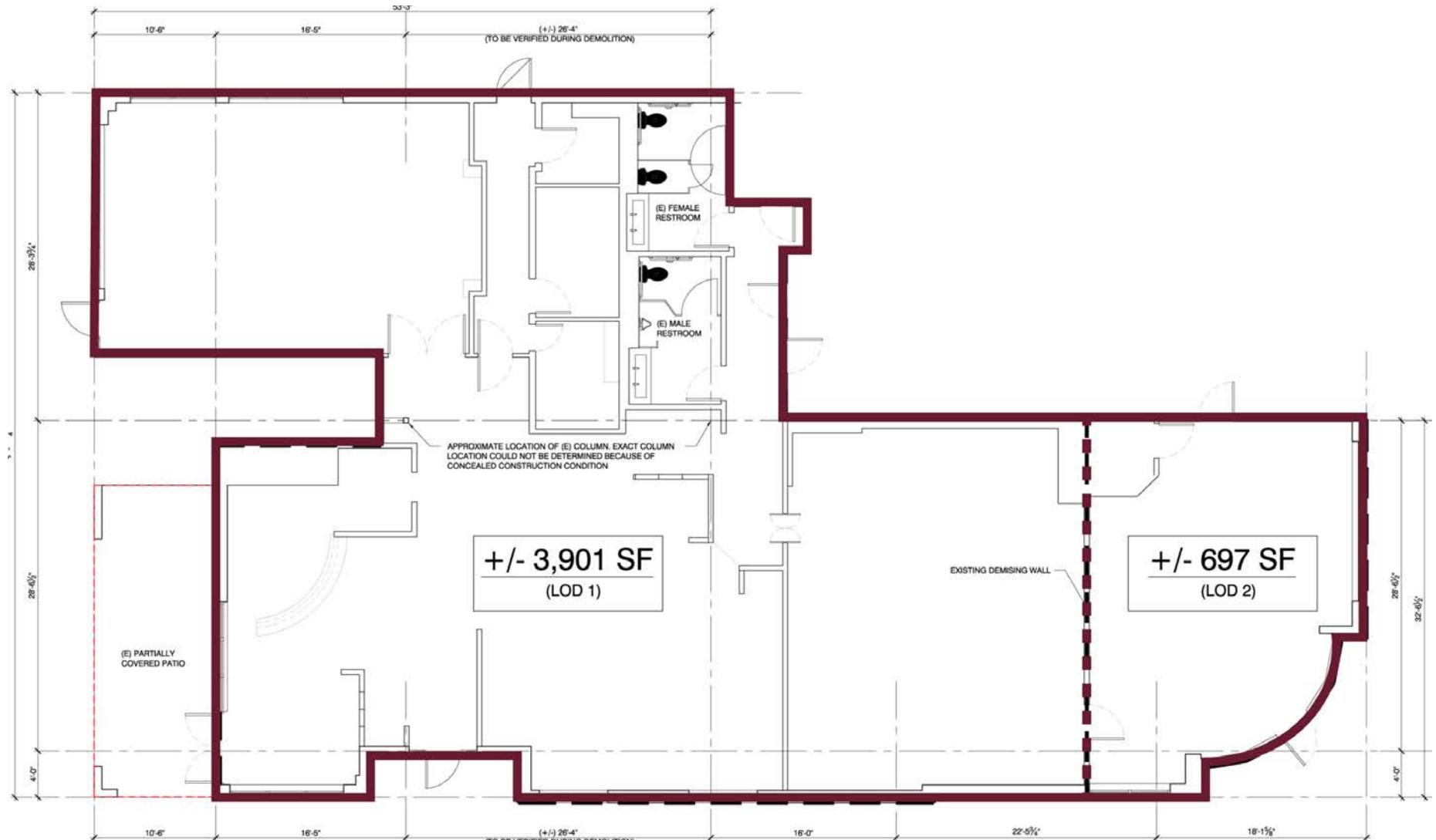
2nd Generation Restaurant | 4,598 SF



SITE PLAN

1027 Washington Avenue | Golden, CO

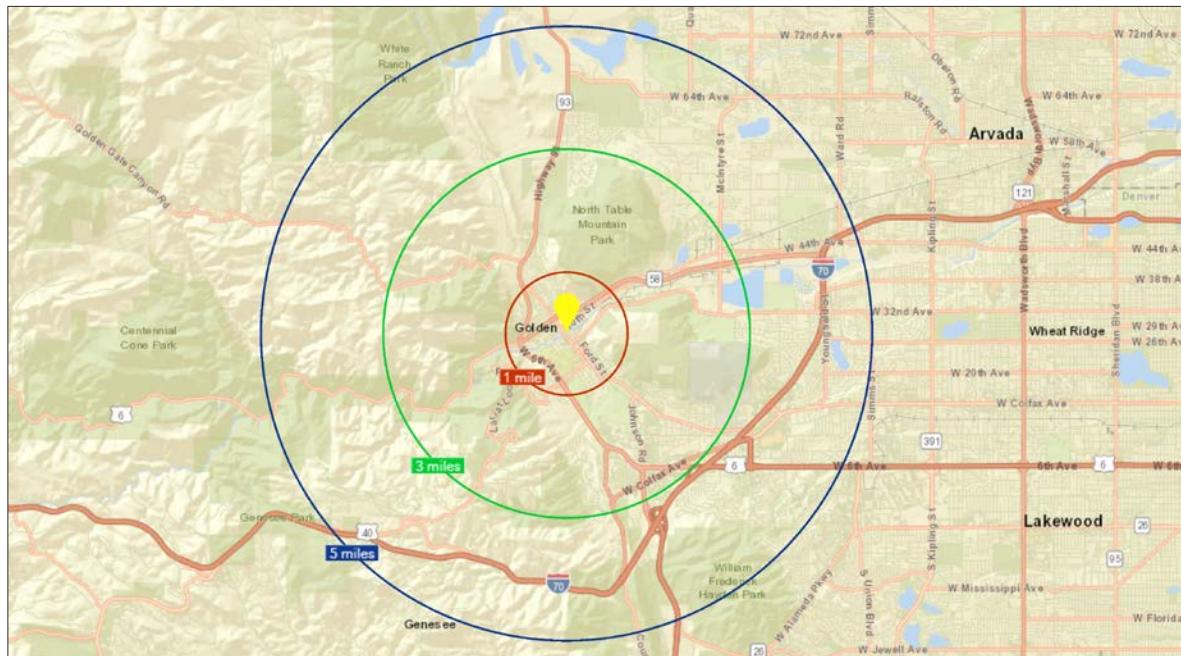
2nd Generation Restaurant | 4,598 SF



TRADE AREA

1027 Washington Avenue | Golden, CO





Map image courtesy of ESRI 2022

TRAFFIC COUNTS

LOCATION	CARS/DAY
WASHINGTON AVE NORTHWEST OF 9TH ST	14,000
HWY 58 EAST OF FORD ST	20,000 ¹
FORD ST NORTHWEST OF 13TH ST	11,000
W 6TH AVE SOUTHEAST OF HWY 58	36,722

SOURCE: ESRI 2019, ¹2017

DEMOGRAPHICS | COMPARISON SUMMARY

CATEGORIES	1 MILE	3 MILES	5 MILES
ESTIMATED POPULATION	9,170	26,236	72,243
PROJECTED POPULATION IN 2026	9,430	26,854	73,040
AVERAGE HOUSEHOLD INCOME	\$ 133,966	\$132,881	\$ 156,687
DAYTIME POPULATION (EMPLOYEES)	9,287	29,198	61,051

SOURCE: ESRI 2022

1027 WASHINGTON AVE | GOLDEN, CO

11TH & WASHINGTON



VIEW
AGENCY
DISCLOSURE

ALL INFORMATION TO BE INDEPENDENTLY VERIFIED

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