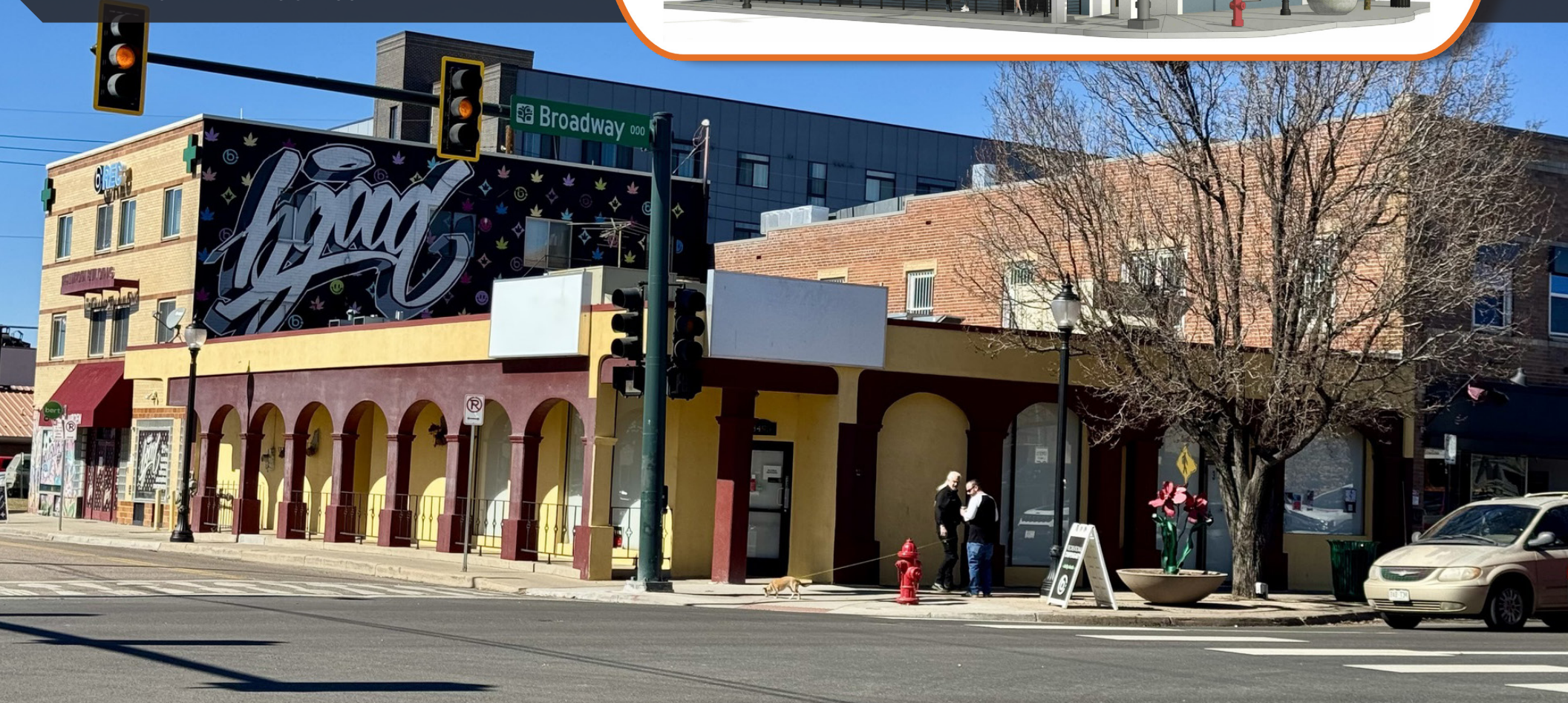


LEASE RATE | \$32/SF/YR NNN

ALL KITCHEN EQUIPMENT INCLUDED

NEW FACADE IN PROGRESS



RESTAURANT SPACE FOR LEASE

Montana Rae
Broker Associate
montana@henrygroupe.com
970.618.6257

PROPERTY DESCRIPTION

For decades, this **highly visible corner** was home to the beloved **El Tepahuan restaurant** — now, it's ready for a **bold new concept** to make its mark. Located at the **intersection of South Broadway and West Hampden Avenue**, this property offers **unbeatable visibility**, an **established restaurant infrastructure**, and a **supportive local business climate**.

With **exterior renovations** already underway and a **generous Tenant Improvement Allowance** available for interior upgrades, this space is a **rare opportunity** to launch a **flagship food and beverage concept** in one of the South Metro's most **promising commercial corridors**.

LOCATION DESCRIPTION

Englewood's South Broadway corridor blends historic charm with a modern entrepreneurial spirit. The city is a **key focus area for redevelopment**, with streetscape and business district improvements already in progress.

With a track record of supporting small businesses through **grant programs**, **expedited permitting**, and hands-on resources, Englewood is quickly becoming a destination for innovative local operators priced out of Denver.

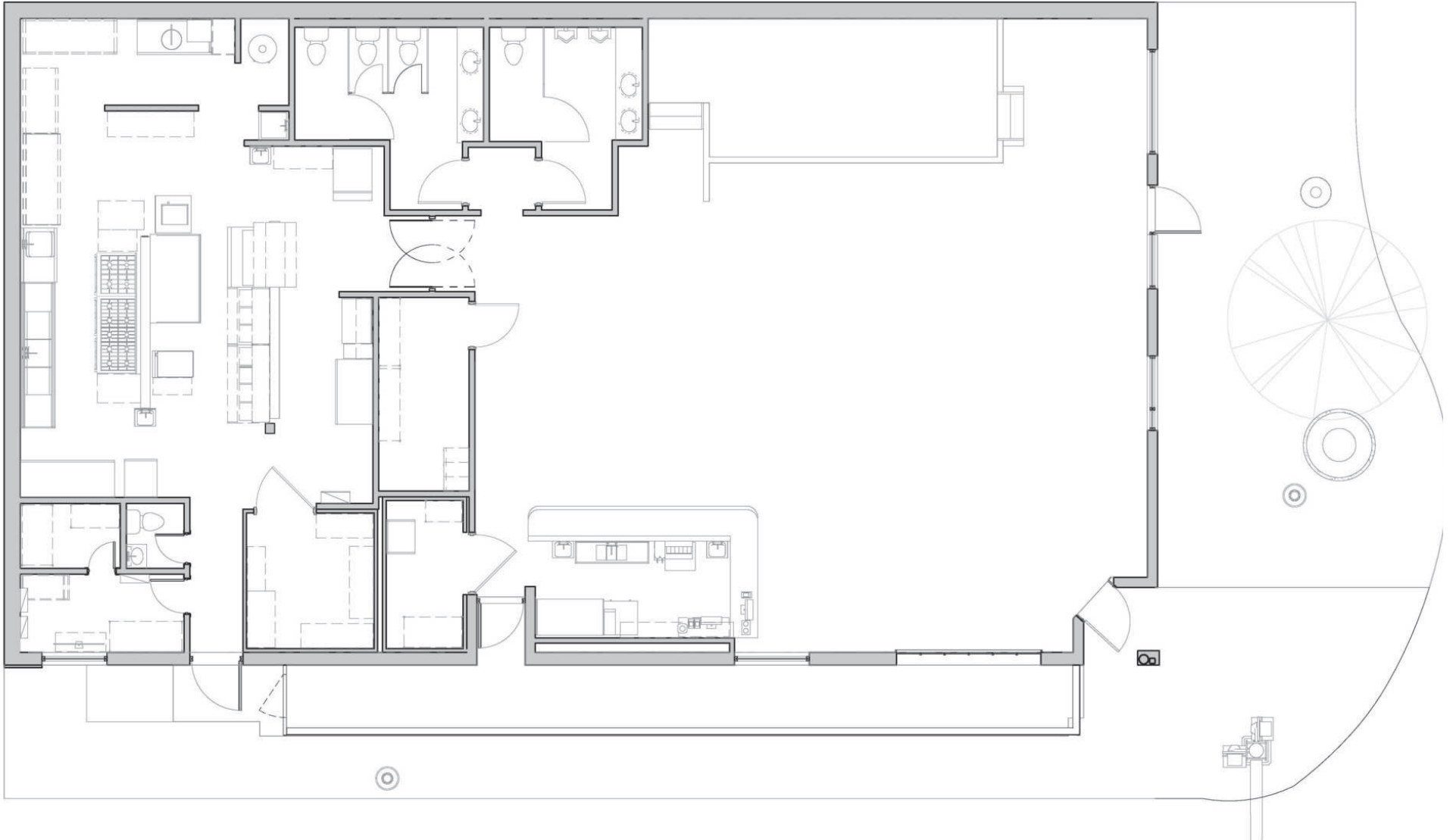
Neighboring tenants and surrounding residential density ensure steady foot traffic and visibility for any concept looking to build community and drive revenue from day one.

PROPERTY HIGHLIGHTS

- **3,600 SF restaurant space** with existing kitchen infrastructure
- **Fully equipped kitchen and grease trap** — all equipment included at no additional cost
- **Iconic corner location** with large storefront windows and strong signage potential
- **Tenant Improvement Allowance available** for interior build-out
- **Exterior renovation underway**, including updated façade, garage door openings, and patio improvements
- **Interested parties must submit a menu**



Property Address	3495 S Broadway, Englewood, CO 80113
Submarket	Downtown Englewood/South Broadway
County	Arapahoe
Lot Size	4,103 SF
Building Size	3,600 SF
Occupancy	Vacant
Year Built	1966
Available Space	3,600 SF
Lease Rate	\$32/SF/YR NNN \$8.50/SF NNN's
Term	5-year minimum term
Availability	Available Now
NNN	\$7.00/SF

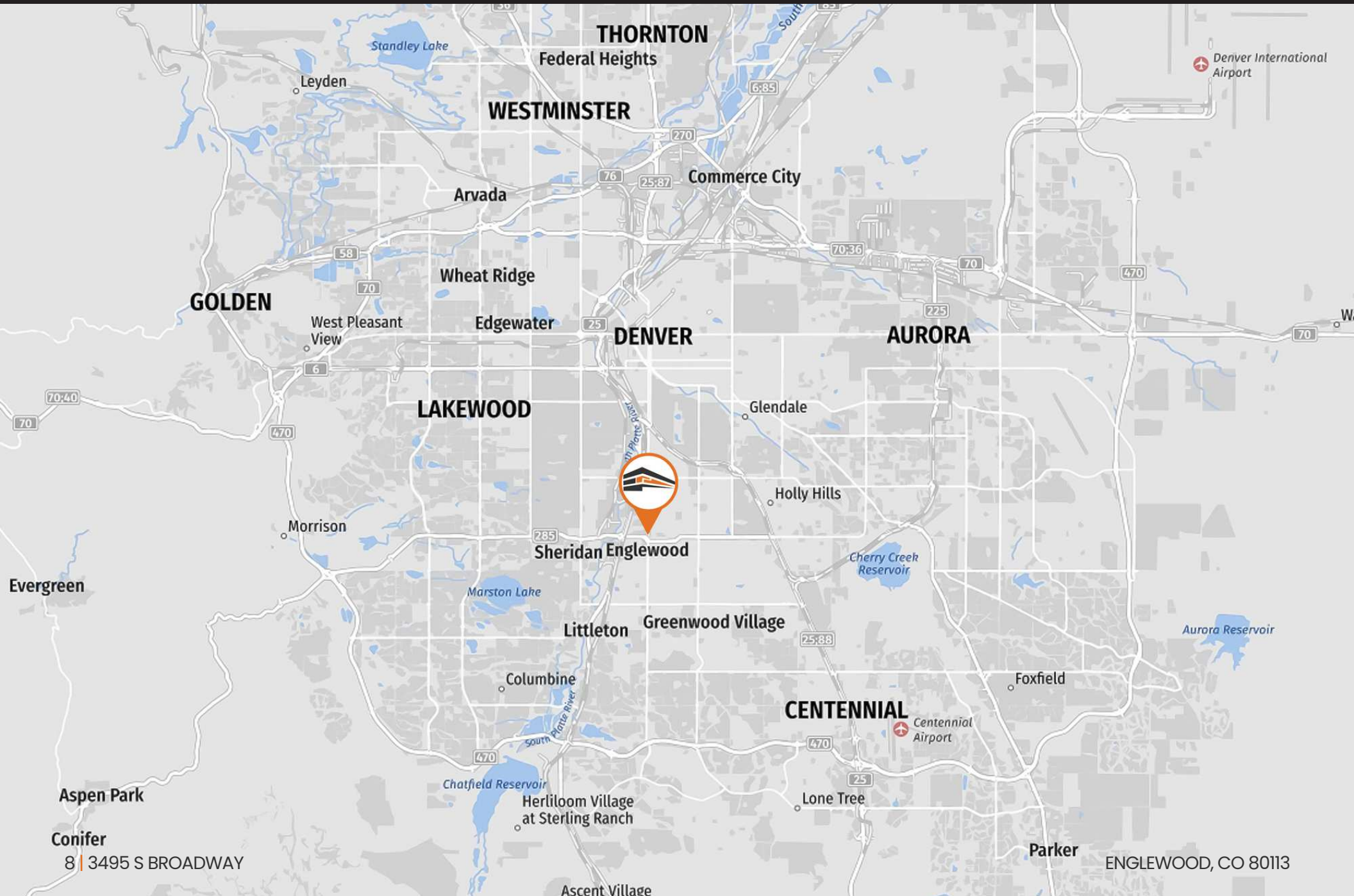










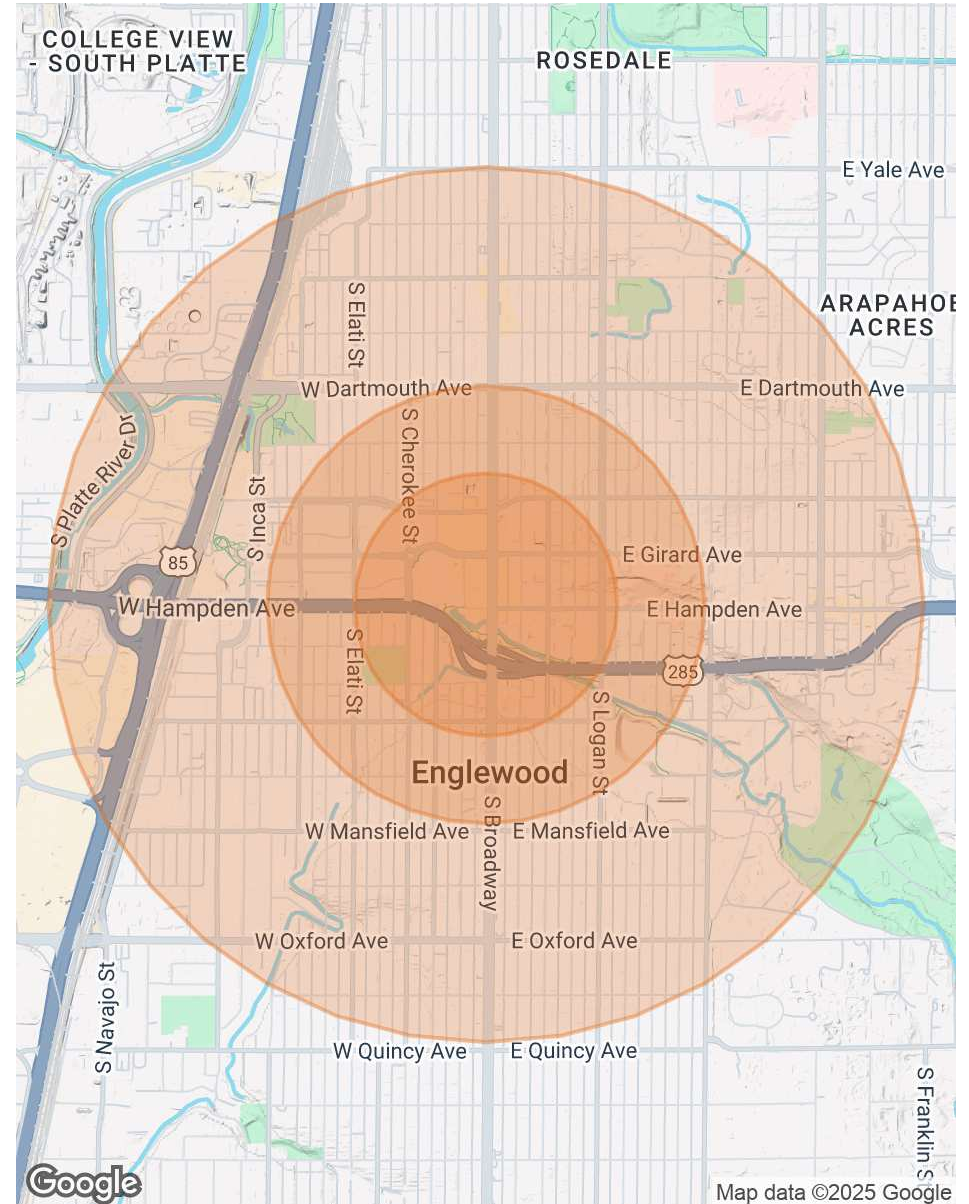




POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,548	6,053	17,909
Average Age	42	42	41
Average Age (Male)	41	41	40
Average Age (Female)	43	43	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	905	3,334	9,059
# of Persons per HH	1.7	1.8	2
Average HH Income	\$76,827	\$82,963	\$107,366
Average House Value	\$672,123	\$766,556	\$726,307

* Demographic data derived from 2020 ACS - US Census



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