



Features

- 5,119 SF, Beautifully Remodeled
- Strong Trade Area
- Grocery Anchored Center Located at High Traffic Intersection
- Fully Equipped Kitchen with 17' Hood
- 156 Total Seats: Comfortable Bar Seats 12, Dining 104, and Banquet 40
- H&R Liquor License
- Bargain Rent at \$14.50/SF NNN
- Price: \$195,000

Overview

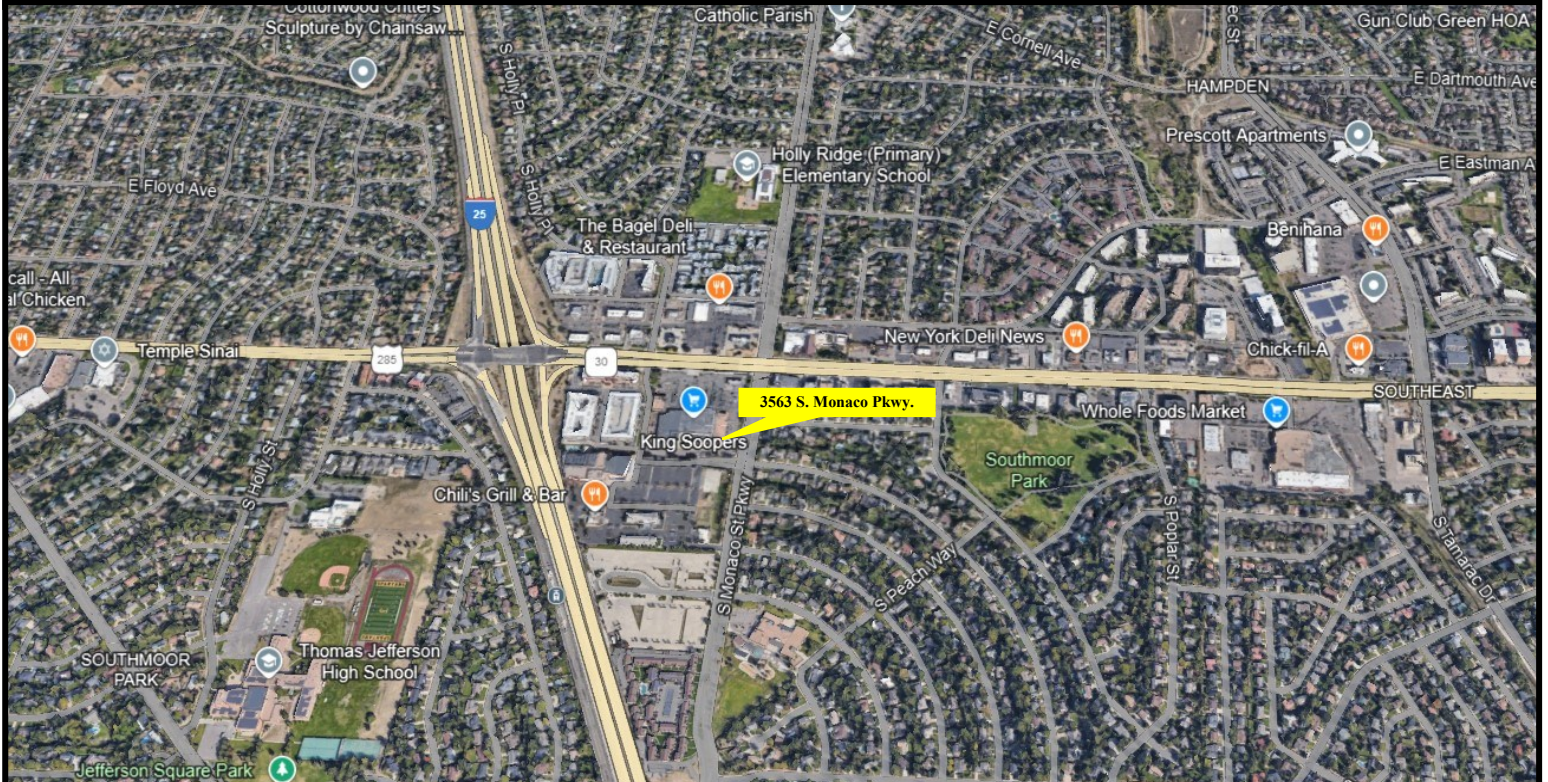
Newly remodeled and fully equipped, this beautiful restaurant in south Denver will accommodate any style of cuisine. The high functioning kitchen with 17' hood can easily handle a full dining room and bar (116 seats) and private event room (40) seats and not skip a beat. The dining areas have a comfortable mix of booths, tables, high tops and banquette seating which provide for intimate and large party dining. In addition, the kitchen reception area can easily accommodate a brisk take-out and delivery business. The comfortable 12 seat bar accommodates friends for drinks or singles and couples dining at the bar. This grocery anchored center at a high traffic signalized intersection allows for very generous parking for this lone restaurant tenant. This space is perfect for Italian, Mexican, Asian or Indian cuisine. The H&R Liquor License is capable of transfer and the \$14.50/SF NNN rent is a bargain in this busy center. The strong trade area has average household income in excess of \$117,000 and will not last long at only \$195,000.

Contact:

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Demographics*	1 Mile	3 Miles	5 Miles
Population	15,103	127,446	376,223
Average HH Income	\$117,043	\$107,621	\$111,866
Business Employment	6,451		

*Source CoStar.com

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