

FOR LEASE

1233 S. COLORADO BLVD.

1233 S. COLORADO BLVD., DENVER, CO 80246

RESTAURANT | 2,780 SQUARE FEET + PATIO

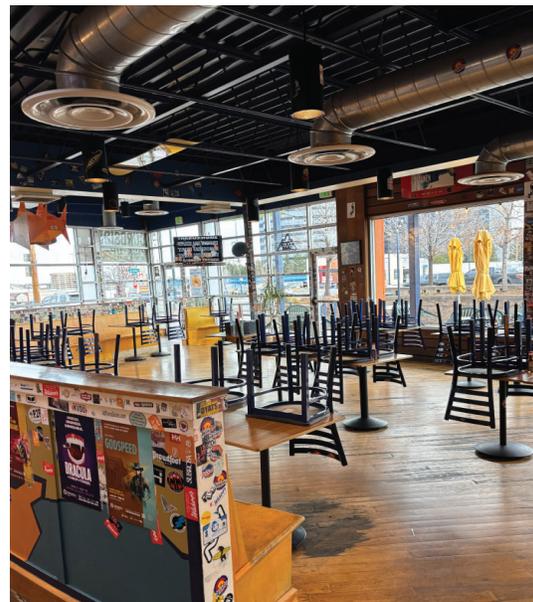


PROPERTY HIGHLIGHTS

- Turnkey 2,780 SF Restaurant with 15' Hood, Walk-in & Grease Trap
- Unbeatably Busy S. Colorado Blvd. Located Near Cherry Creek, Wash Park, & Glendale With Easy Highway Access
- Surrounded by Major National Retailers & Restaurants
- Parking Lot With Multiple Access Points
- Semi-Enclosed Patio with Retaining Wall and Landscaping
- Ideal Co-Tenancy & Shared Bathrooms with Starbucks Drive Thru
- Sign Criteria Based on Lineal SF of Colorado Blvd. & Arizona St. Frontage

TRAFFIC COUNTS: 61,000 VPD - S. Colorado Blvd.

DEMOGRAPHICS (2024)	1 MILE	3 MILE	5 MILE
2026 Est. Population	23,355	202,035	546,611
2026 Est. Avg. HH Income	\$154,992	\$184,465	\$159,988
Employee Population	30,619	120,301	375,753



OPERATING BUSINESS, DO NOT DISTURB EMPLOYEES: ALL COMMUNICATION THROUGH LISTING CONTACTS ONLY

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AXIO Commercial Real Estate represents that it has not made a physical inspection of the Property and has no actual knowledge of any defects in the Property except as identified in writing to the Buyer. The Buyer has been advised by Broker to make an investigation of the Property at its own expense, which investigation should include without limitation the availability of access, utility services, zoning, environmental risks, soil conditions, structural integrity and mechanical systems.

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