

4055

INCA STREET

DENVER, CO 80211

LEASE RATE

\$18.00 PSF (MG)



2ND GEN RESTAURANT

TURNKEY W/ FF&E



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ZIA
SUNNYSIDE · DENVER

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RESIDENTIAL

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PROPERTIES

TCN
WORLDWIDE
REAL ESTATE SERVICES

Unique Properties, Inc

400 South Broadway | Denver, CO 80209

www.uniqueprop.com

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PROPERTY HIGHLIGHTS

Building Name:	Zia Sunnyside
Lease Rate:	\$18 PSF (Modified Gross)
Tenant Responsibilities:	Electric + Gas
Total Available Sq. Ft.:	4,887 SF
Suite 1 Sq. Ft.:	3,117 SF
Suite 2 Sq. Ft.:	1,770 SF
Year Built:	2020
County:	Denver
Zoning:	C-RX-8

PROPERTY DESCRIPTION

Unique Properties, Inc is pleased to present to a qualified Lessee(s) the opportunity to rent the ground floor space at the Zia Sunnyside apartments in Denver, CO. The entire space is 4,887 square feet and it could be divided in to 2 spaces (1,770 SF & 3,117 SF). The property was most recently built out as a restaurant, and all of the FF&E currently remains in the space and is available for the next tenant to use. This is a turnkey 2nd generation restaurant spaces. The property is beautifully built out, and features an outdoor patio space with roll up garage doors. Zia Sunnyside sits at the intersection of Inca Street and 41st Avenue. There is a pedestrian bridge that connects you directly to the 41st and Fox station.

- Ground Floor Retail of a 434 Unit Apartment building
- Adjacent to 41st & Fox Station | G-Line
- Turnkey 2nd Generation Restaurant Space
- All FF&E Included
- Close proximity to Fox Park Redevelopment

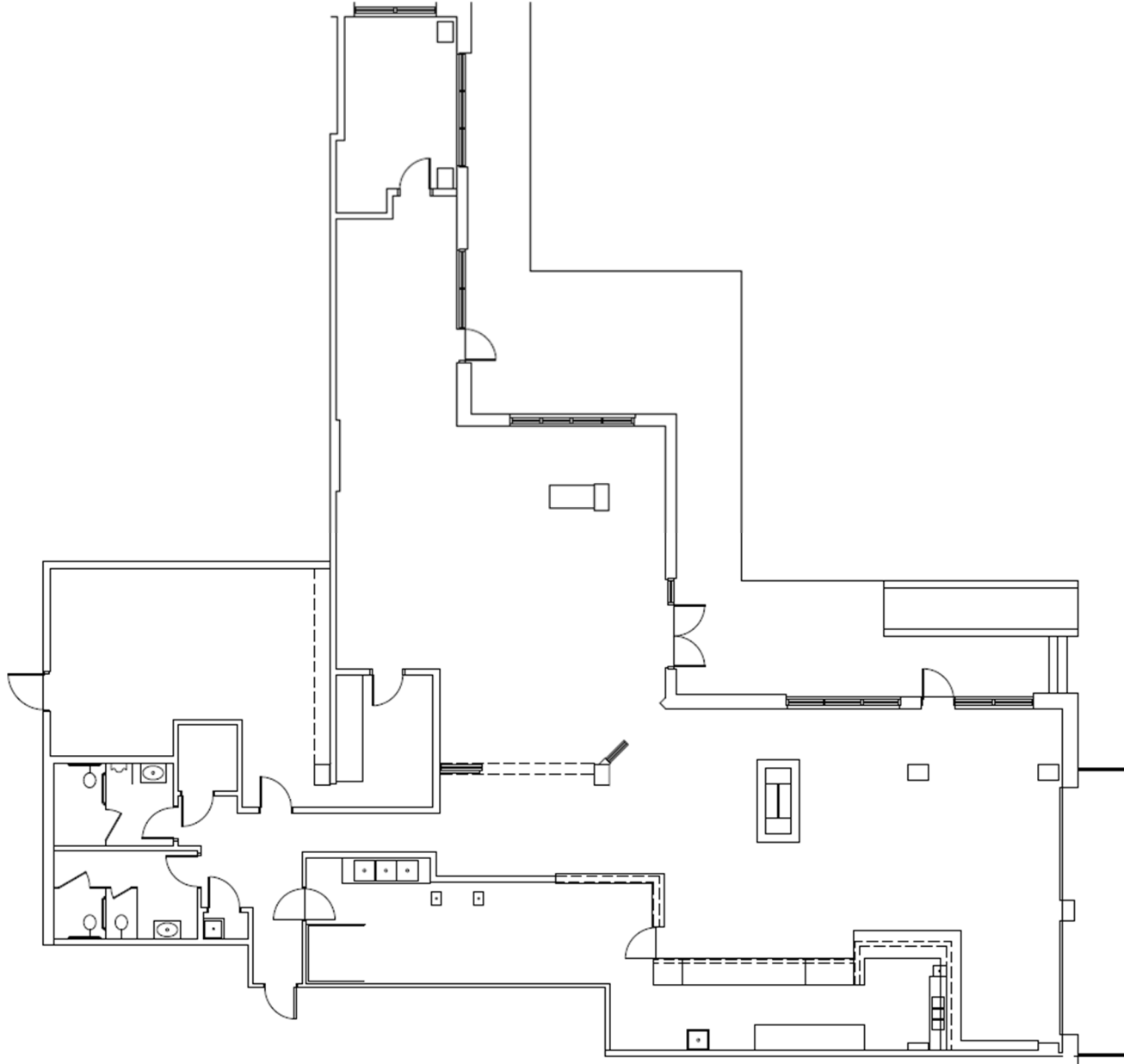


AERIAL (LOOKING SOUTH)

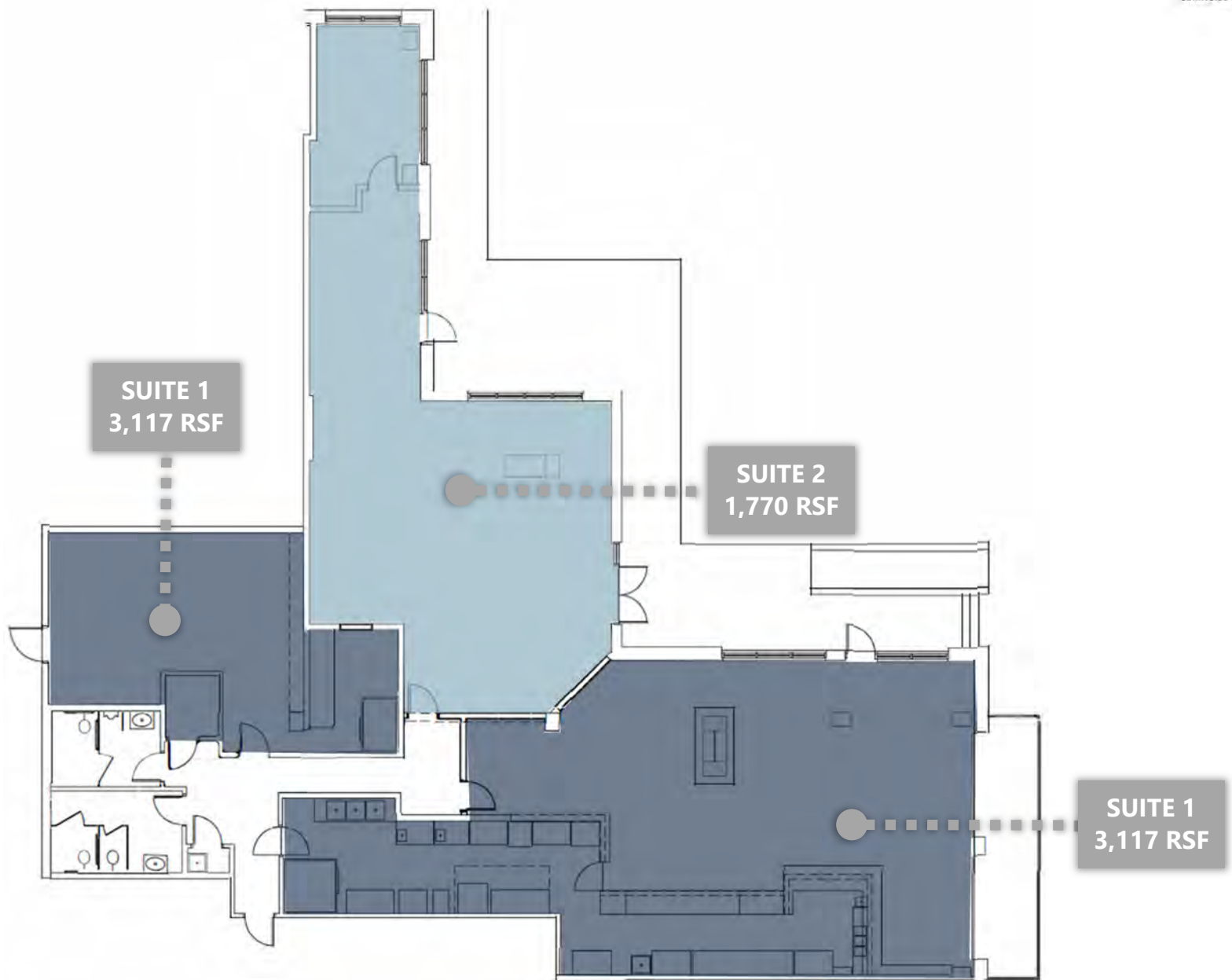
ZIA
SUNNYSIDE - DENVER



CURRENT LAYOUT



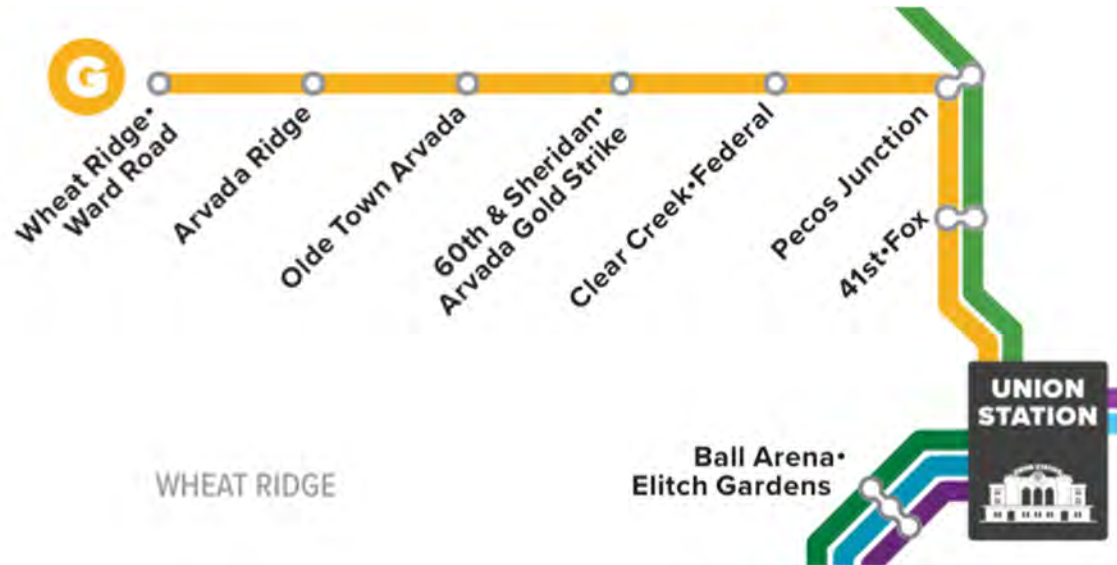
HYPOTHETICAL FLOORPLAN



ADDITIONAL PHOTOS



RTD G-LINE



ADDITIONAL PHOTOS



AREA DEMOGRAPHICS

Radius	1 Mile	2 Mile	3 Mile
Population:			
2029 Projection	23,586	98,596	187,547
2024 Estimate	22,819	95,971	183,466
2020 Census	20,415	89,306	175,750
Growth 2024-2029	3.36%	2.74%	2.22%
Growth 2020-2024	11.78%	7.46%	4.39%
Median Age	33.50	34.80	35.10
Average Age	34.60	36.50	36.60
2024 Population by Race:			
White	15,262	65,265	121,961
Black	1,030	5,298	11,989
Am. Indian & Alaskan	259	1,045	2,248
Asian	614	2,863	5,141
Hawaiian & Pacific Island	5	33	59
Other	5,648	21,467	42,069
Hispanic Origin	6,538	23,976	47,017
U.S. Armed Forces:			
Households:	40	51	75
2029 Projection	11,370	51,249	96,279
2024 Estimate	10,993	49,823	94,139
2020 Census	9,817	46,073	89,995
Growth 2024-2029	3.43%	2.86%	2.27%
Growth 2020-2024	11.98%	8.14%	4.60%
Owner Occupied	3,377	16,247	31,460
Renter Occupied	7,616	33,576	62,679
2024 Avg Household Income	\$122,489	\$120,805	\$114,428
2024 Med Household Income	\$98,757	\$95,167	\$87,611

Radius	1 Mile	2 Mile	3 Mile
2024 Households by Household Inc:			
<\$25,000	1,255	7,621	16,516
\$25,000 - \$50,000	1,135	5,387	11,641
\$50,000 - \$75,000	1,662	6,907	13,496
\$75,000 - \$100,000	1,520	6,193	10,739
\$100,000 - \$125,000	981	4,543	8,343
\$125,000 - \$150,000	1,382	5,342	8,629
\$150,000 - \$200,000	1,460	5,769	10,806
\$200,000+	1,598	8,060	13,971
2024 Population by Education:			
Some High School, No Diploma	1,767	6,128	11,251
High School Grad (Incl Equivalency)	2,039	8,713	18,391
Some College, No Degree	3,292	14,147	27,431
Associate Degree	1,425	6,441	12,133
Bachelor Degree	7,686	31,219	55,800
Advanced Degree	2,832	15,239	29,983
2024 Population by Occupation			
Real Estate & Finance	1,500	5,992	11,402
Professional & Management	13,350	55,091	100,341
Public Administration	405	1,999	3,864
Education & Health	2,868	11,492	23,033
Services	2,044	8,294	15,703
Information	537	2,431	4,009
Sales	3,113	11,363	20,784
Transportation	700	3,552	7,419
Retail	1,352	4,593	9,182
Wholesale	400	1,616	3,194
Manufacturing	995	3,826	7,012
Production	1,218	4,187	7,846
Construction	574	2,738	5,443
Utilities	588	2,335	4,710
Agriculture & Mining	99	731	1,186
Farming, Fishing, Forestry	75	162	319
Other Services	832	2,840	5,703



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