6787 S Clinton Streer, Greenwood Village, CO

FOR LEASE \$19NNN

EXISTING RESTAURANT FOR LEASE

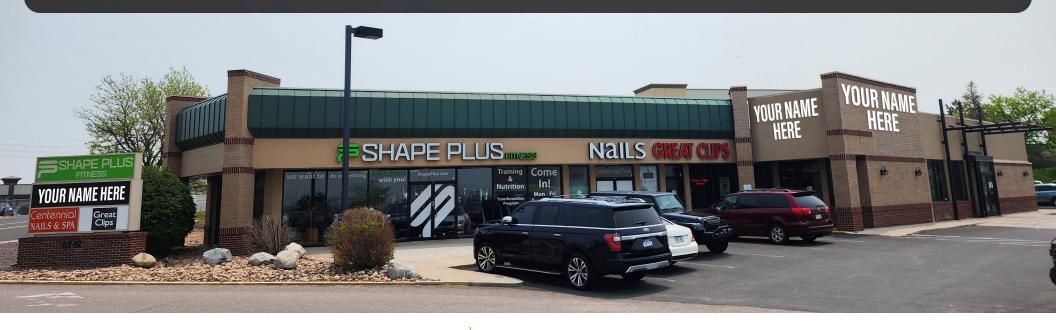
- 800 Square Foot Patio
- Currently a restaurant space with full kitchen
- Anchored by Target (Recently renovated) and surrounded by national retailers.
- Ample Parking Available
- Great fit for Medical, Dental, Veterinary, General Retail





6,517

\$10,80/sf



6787 S CLINTON STREET is located in Greenwood Village Colorado, anchored by a recently renovated Target on the busy Arapahoe corridor just off of I25 in the Denver Tech Center. The property offers a 6,517 square foot space for lease currently operated as a restaurant with full bar, multiple dining areas, banquet space and a large outdoor patio. This space would lend itself well to a new restaurant concept or many other retail uses. With exceptional visibility, ideal location, substantial parking, monument signage on a lighted intersection with full access in a strong retail corridor, surrounded by hotels, office, flex & industrial buildings with significant rooftops in a high-end demographic and significant daytime and nighttime traffic.

PROPERTY DETAILS

| Building Type | Retail |
|-------------------------------|-----------------------|
| Total Building Square Feet | 12,439 |
| Site Size | .98 Acres |
| Zoning | MC (Mixed Commercial) |
| Year of Construction | 1984 (2014) |

OTHER DETAILS

| In Ground Grease Trap | |
|----------------------------------|--|
| Two Large Commercial Hoods | |
| Monument Signage | |
| Over 100+ Parking Spots | |
| Full Access Lighted Intersection | |
| Adjacent to Target Retail Center | |

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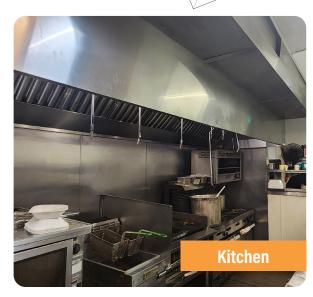


FLOOR PLAN

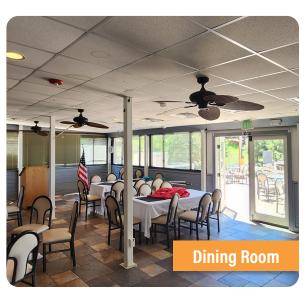


Turnkey Restaurant Space

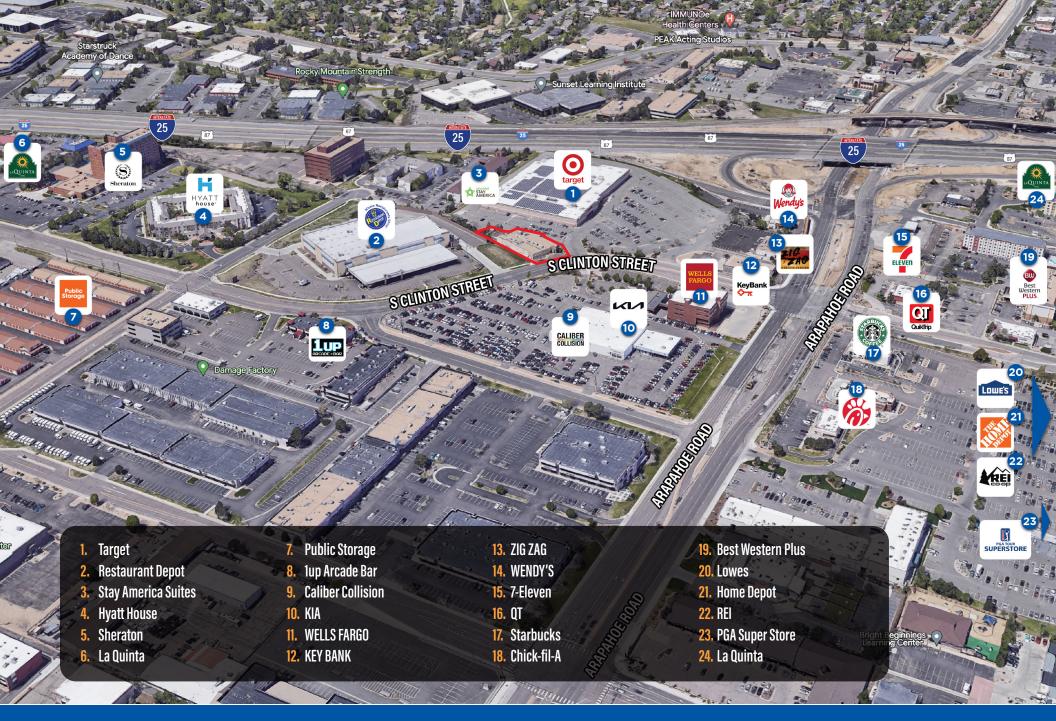
- -Full Bar
- Event/Banquet space
- -800 SF outdoor patio
- In ground grease trap
- -Two Hoods (16 foot main hood)
- Walk In Freezer & Refrigerator
- •FFE and Liquor License Negotiable











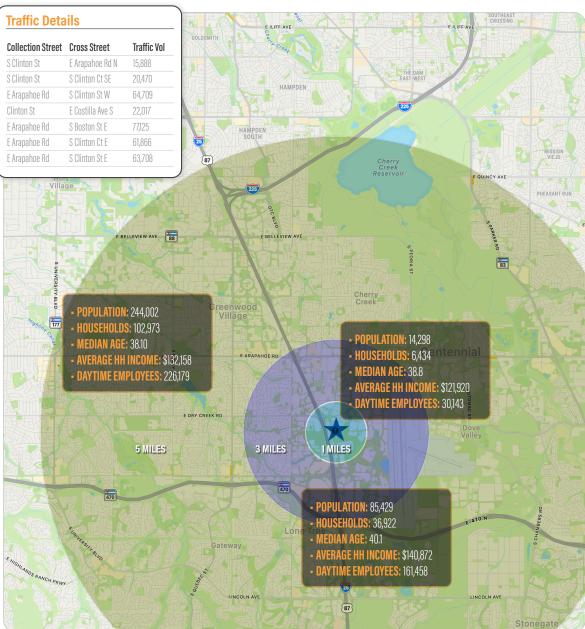


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DEMOGRAPHICS





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