

6787 S Clinton Street, 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



TOTAL SQUARE FEET:

6,517



NNN (CAM)

\$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

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

## OTHER DETAILS

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



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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





- |                        |                      |                 |                       |
|------------------------|----------------------|-----------------|-----------------------|
| 1. Target              | 7. Public Storage    | 13. ZIG ZAG     | 19. Best Western Plus |
| 2. Restaurant Depot    | 8. iup Arcade Bar    | 14. WENDY'S     | 20. Lowes             |
| 3. Stay America Suites | 9. Caliber Collision | 15. 7-Eleven    | 21. Home Depot        |
| 4. Hyatt House         | 10. KIA              | 16. QT          | 22. REI               |
| 5. Sheraton            | 11. WELLS FARGO      | 17. Starbucks   | 23. PGA Super Store   |
| 6. La Quinta           | 12. KEY BANK         | 18. Chick-fil-A | 24. La Quinta         |

# DEMOGRAPHICS



Dining Room



Patio Area

## Traffic Details

Collection Street	Cross Street	Traffic Vol
S Clinton St	E Arapahoe Rd N	15,888
S Clinton St	S Clinton Ct SE	20,470
E Arapahoe Rd	S Clinton St W	64,709
Clinton St	E Costilla Ave S	22,017
E Arapahoe Rd	S Boston St E	77,125
E Arapahoe Rd	S Clinton Ct E	61,866
E Arapahoe Rd	S Clinton St E	63,708

