

Cherry Hills 2nd-Gen Restaurant

1400 E Hampden Ave, Cherry Hills Village, CO 80113



FOR LEASE

AVAILABLE

1,654 SF

BASE RENT

\$34.00/SF

NNN

\$18.96/SF

MONTHLY

\$7,299/Mo

ABOUT THE PROPERTY

- Second-generation restaurant space with hood, grease trap, walk-in cooler, two-ADA single-stall restrooms, and patio
- Endcap unit offers extreme visibility from both westbound and eastbound Hampden (66,160 VPD)
- Located well to serve the area's affluent neighborhoods (\$152,57 Avg HH income 3 miles) as well as the large daytime employment population (126,375 in 3 miles)
- .37 miles to HCA HealthONE Swedish (408-bed acute care, Level 1 Trauma hospital)

TRAFFIC COUNTS

W Hampden

59,000 VPD

Year: 2024 | Source: Esri

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	15,206	108,566	392,546
Total Households	7,624	48,111	74,846
Avg. Household Income	\$125,636	\$152,527	\$141,041
Daytime Population	15,231	126,375	447,846

Year: 2024 | Source: Esri

CONTACT

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Cherry Hills 2nd-Gen Restaurant - Site Plan

1400 E Hampden Ave, Cherry Hills Village, CO 80113



E Hampden Ave

W Hampden Ave 59,000 VPD

S Lafayette St



SUITE	TENANT	SF
150	Caribou Coffee	1,650
140	Pino's Place - Italian Restaurant	2,403
120	One2One Studio Salon	1,090
110	Cherry Hills Sushi Co	1,140
000	AVAILABLE	1,654

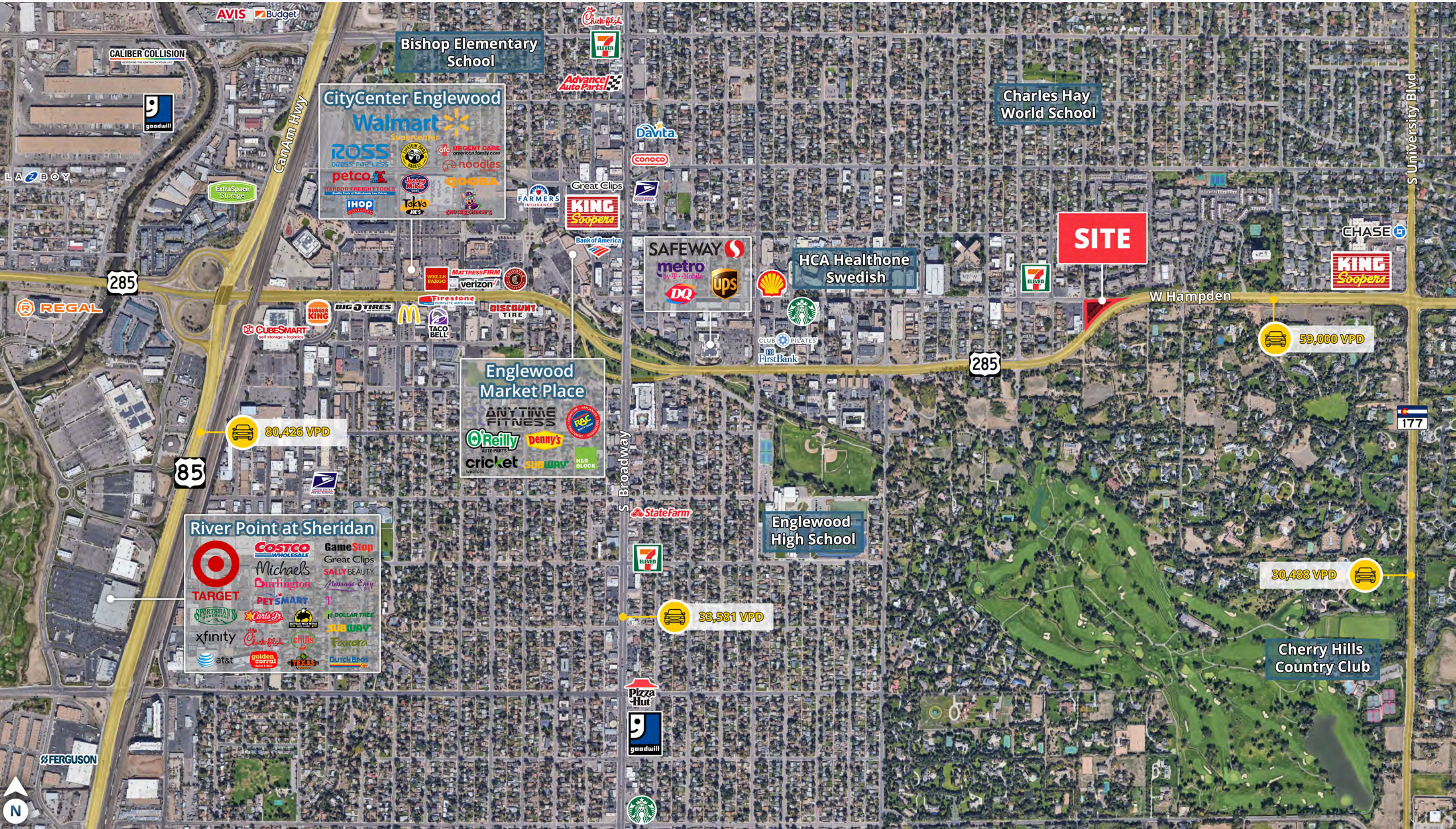
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AVAILABLE - 1,654 SF





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DEMOGRAPHIC HIGHLIGHTS

1 MILE

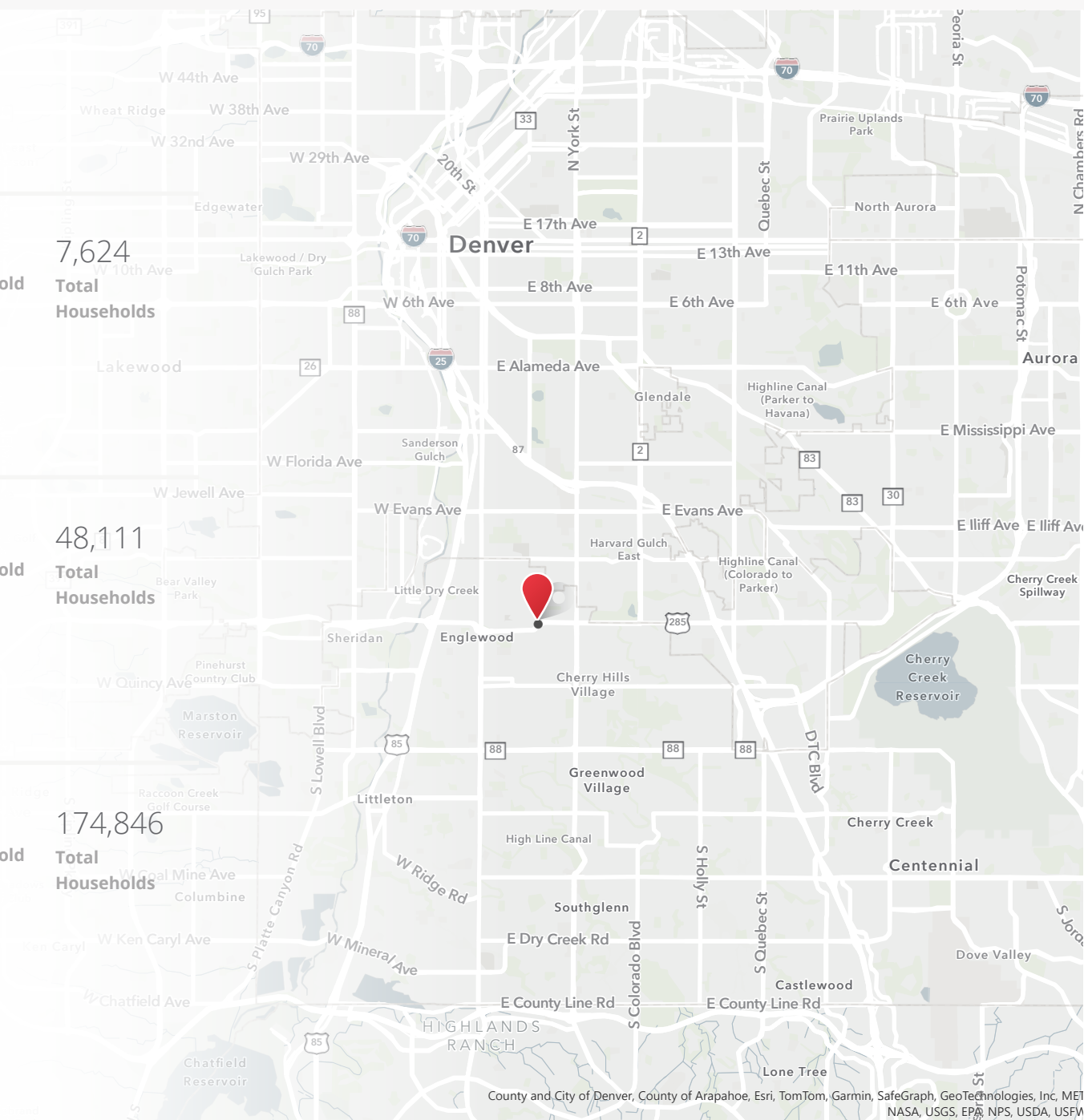
15,206 Population	15,231 Total Daytime Population	\$125,636 Average Household Income	7,624 Total Households
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5 MILES

108,566 Population	126,375 Total Daytime Population	\$152,527 Average Household Income	48,111 Total Households
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7 MILES

392,546 Population	447,846 Total Daytime Population	\$141,041 Average Household Income	174,846 Total Households
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