



Features

- 3,600 SF +/-
- Grease Trap and Type One Hood
- Fully Equipped Kitchen
- High Traffic Signalized Intersection
- 150 +/- Seats
- Traffic Counts 29,916 MPSI
- Generous TI Allowance
- New Store Front
- Flexible Indoor/Outdoor Seating

Overview

This second generation restaurant space is strategically located at South Broadway and East Hampden in Englewood, Colorado. The prime corner is the gateway to downtown Englewood with excellent visibility and high traffic counts. Englewood is growing but the historic downtown still has a small town feel with local shops, restaurants and bars. The city is experiencing a business migration from Denver with their pro business approach and focus on a pedestrian friendly downtown with city sponsored events including a music festival just steps from the front door. The very walkable trade area is easily accessible from Swedish Medical Center, Craig Hospital and Englewood City Center. Second generation restaurants are rarely available for lease but a generous tenant improvement allowance made available to a qualified tenant, makes this an amazing opportunity. Conceptual renderings are attached making timing perfect for a tenant to include their design elements in the final plans including indoor/outdoor flexible seating.

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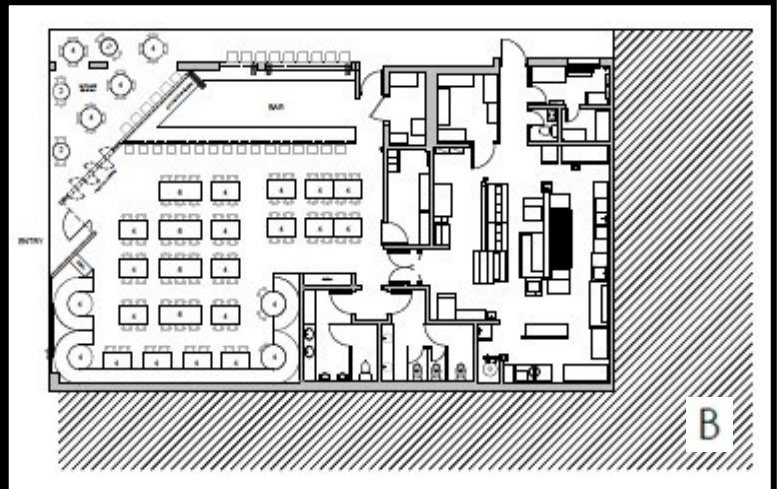
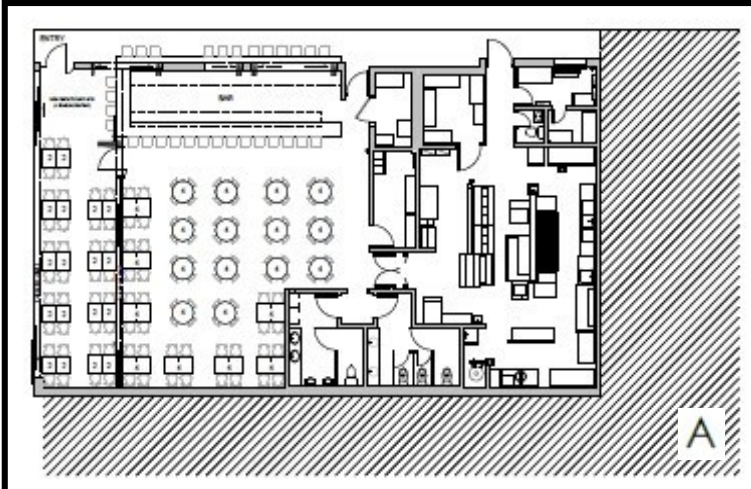
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