SANBORN AND COMPANY

Restaurant for Lease 3495 S. Broadway Englewood, CO 80113



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

Contact:

Shawn Sanborn President 303.220.7919 ext. 108 shawn@sanbornandcompany.com

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.

SanbornAndCompany.com

2191 S. Platte River Dr. Denver, CO 80223 303-220-7919 (P) 303-220-8191 (F)





Contact:

Shawn Sanborn President 303.220.7919 ext. 108 shawn@sanbornandcompany.com

SanbornAndCompany.com

2191 S. Platte River Dr. Denver, CO 80223 303-220-7919 (P) 303-220-8191 (F)

INFORMATION CONTAINED HEREIN, WHILE NOT GUARANTEED, IS FROM SOURCES WE BELIEVE TO BE RELIABLE, PRICE, TERMS AND INFORMATION ARE SUBJECT TO CHANGE.



Contact:

Shawn Sanborn President 303.220.7919 ext. 108 shawn@sanbornandcompany.com

SanbornAndCompany.com

2191 S. Platte River Dr. Denver, CO 80223 303-220-7919 (P) 303-220-8191 (F)

INFORMATION CONTAINED HEREIN, WHILE NOT GUARANTEED, IS FROM SOURCES WE BELIEVE TO BE RELIABLE, PRICE, TERMS AND INFORMATION ARE SUBJECT TO CHANGE.



Restaurant for Lease 3495 S. Broadway Englewood, CO 80113

	Gothic Theatre Felt King'Soopers 3495 S. Broadway Subway S	Preakrast Queen Breakrast - S Army Surplus Fro Army Surplus shop	Q Ir Less	E Eastman Ave Los Portales Mext Mexican 13 The UPS St Safeway	Swedish Medical Ct
Immanuel Lutheran Church D Shining Heating And Air Conditioning	Alchemy Salon Ar Beverage Solutions Demographics* Population Average HH Income Business Employment	Eue Sky Car Wash Bue Sky Car Wash Cardination 1 Mile 17,915 \$83,964 15,595	B Miles 117,531 \$104,588	EKENVON AVE EKENVON AVE SISSING SISSING \$108,022	E Kenyon Ave

Contact:

Shawn Sanborn President 303.220.7919 ext. 108 shawn@sanbornandcompany.com

SanbornAndCompany.com

2191 S. Platte River Dr. Denver, CO 80223 303-220-7919 (P) 303-220-8191 (F)