

# FULLY FIXTURED RESTAURANT - DOWNTOWN DENVER

FOR LEASE



## OFFERING SUMMARY

Available SF:	3,089 SF
Lease Rate:	Contact Broker
Building Size:	5,382 SF
Renovated:	2016
Zoning:	D-C
Market:	Denver City Neighborhood
Submarket:	Downtown Denver

## PROPERTY OVERVIEW

Recently vacated restaurant space available for long term lease, most of former tenant's nearly new FFE available for use including tables, chairs, modern decor, full fixtured kitchen including some small wares, refrigeration walk-in cooler, prep tables, ovens, fryers and grills, approx. 15 foot hood, one electrical panel with 400 amp, 3 phase panel. Shared Mens' & Women's bathrooms with adjacent tenant, Kyoto Ramen thru common hallway. Very near light rail stop at 16th and California. NNN lease.

### DOUG ANTONOFF

Antonoff & Co.  
303.454.5417  
doug@antonoff.com

### JEFF GOLDMAN

Antonoff & Co. Brokerage, Inc.  
303.454.5429  
jgoldman@antonoff.com

ANTONOFF  
& CO.

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& CO. BROKERAGE INC.

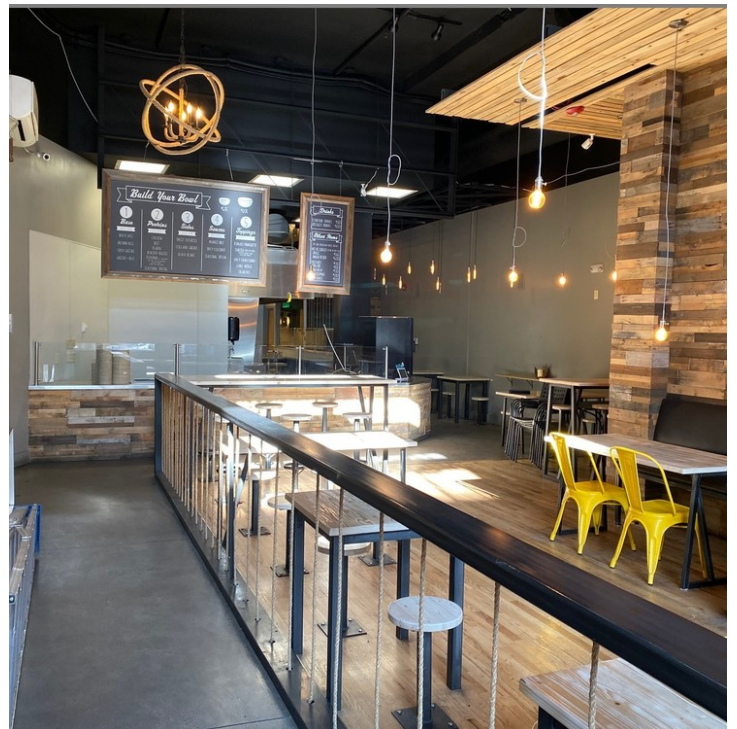
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## LEASE HIGHLIGHTS

- NNN's- \$19.50/SF includes taxes (\$7.11/SF), quarterly grease trap cleaning, monthly steam heat, trash, HOA dues for building , but excluding shared bathroom cleaning expense with adjacent tenant;
- Space available immediately;
- Patio fronting California
- Storage available within the building;
- Notable restaurants and retailers within a "stones throw" of this location include across the street from new Target store, Chipotle, Jamba Juice, Jason's Deli, Giordano's, Einstein Bros. Bagels, Taco Bell, Anthony's Pizza, CVS, Walgreens, Ross stores, TJ Maxx, Aveda Institute, Great Clips, Ink! Coffee, MontBell and Jimmy John's;
- Near the Colorado Convention Center and Denver Center for the Performing Arts



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## LOCATION OVERVIEW

This 1st floor commercial restaurant space is located less than a half block from the 16th Street Mall, the premier pedestrian and RTD transit mile long promenade thought of as Denver's Main Street. The intersection of California and 16th Streets is often defined as the "heart" of this powerful economic engine - home to over 200 restaurants including more than 40 sidewalk cafes, retailers, entertainment venues, over one million annual visitors and an average of 66,000 RTD riders per weekday. Downtown's residential population has tripled since 2000, with nearly 27,012 people now living downtown and nearly 33,000 people to do the same by 2023. Light Rail D Line stops about 1/2 block away approximately 96 times per day and 35,300 pedestrians per day walk by 16th Street Mall and California. One third of all Denver's jobs are in Downtown Denver. Denver received federal approval to advance reconstruction of the 16th Street Mall in December, 2019.

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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2020 Total Population	46,963	245,507	494,703
2020 Average Household Income	\$102,506	\$98,875	\$97,281
Businessess	7,770	20,498	34,272
Employees	127,319	260,528	389,970

TRAFFIC COUNT	
15th St. NW of California St.	19,519/vpd
15th St. NW of Champa St	19,230/vpd
18th St.. NW of California St.	18,340/vpd

\* Demographics and Traffic Counts provided by CoStar  
 Map data ©2021 Google Imagery ©2021 CNES / Airbus, Maxar Technologies, Sanborn, U.S. Geological Survey, USDA Farm Service Agency

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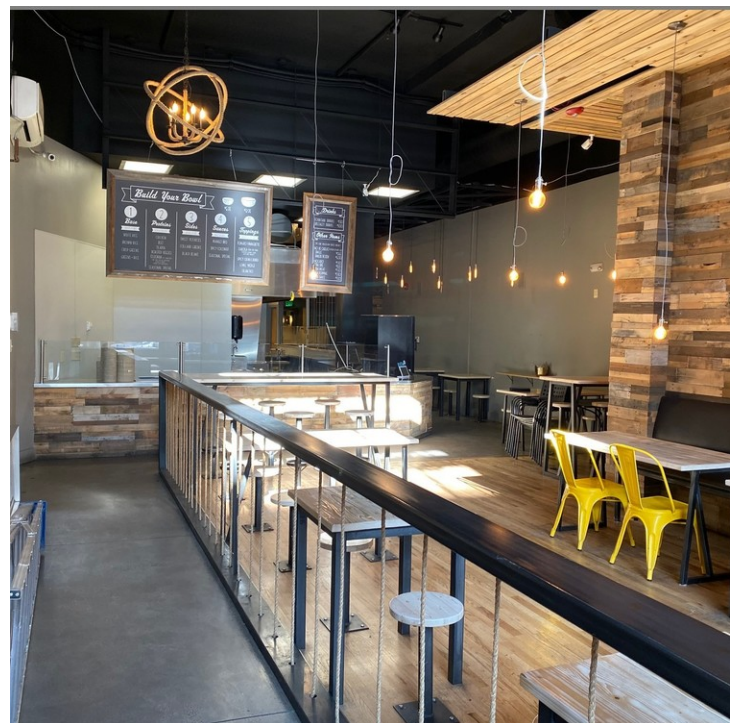
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