

FOR LEASE

# PONCHO'S MEXICAN RESTAURANT

5350 S. SANTA FE DR., UNIT C, LITTLETON, CO 80120

BUSINESS FOR SALE | 1,647 SQUARE FEET



**\$135,000**

## TURNKEY RESTAURANT BUSINESS FOR SALE WITH EXISTING CLIENTELE

Located in the Heart of Littleton with Easy Access From Santa Fe Drive, One of the Busiest North/South Routes Between Downtown Denver and Littleton

### JOIN CURRENT TENANTS:



AXIO Commercial Real Estate represents that it has not made a physical inspection of the Property and has no actual knowledge of any defects in the Property except as identified in writing to the Buyer. The Buyer has been advised by Broker to make an investigation of the Property at its own expense, which investigation should include without limitation the availability of access, utility services, zoning, environmental risks, soil conditions, structural integrity and mechanical systems.

**TRAFFIC COUNTS:** 64,445 VPD at S. Santa Fe & S. Prince

DEMOGRAPHICS (2018)	1 MILE	3 MILE	5 MILE
Population	11,527	99,192	294,503
Avg. HH Income	\$62,330	\$87,858	\$94,476
Total Housing Units	6,005	41,108	119,980

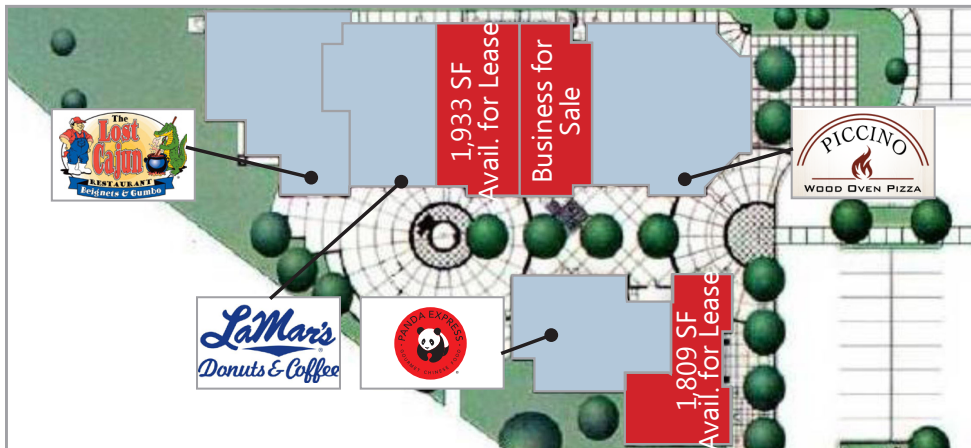
Tom DiGregorio  
719.491.111  
tom@axiore.com



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