

# 1000

SOUTH COLORADO BOULEVARD



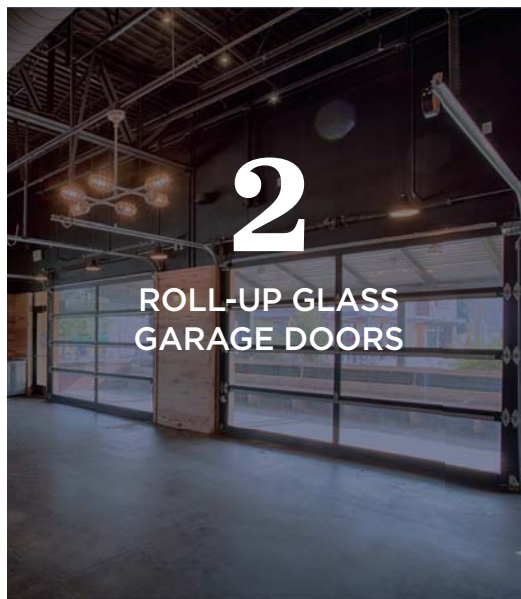
## 2,598

SQUARE FOOT  
TURNKEY  
RESTAURANT



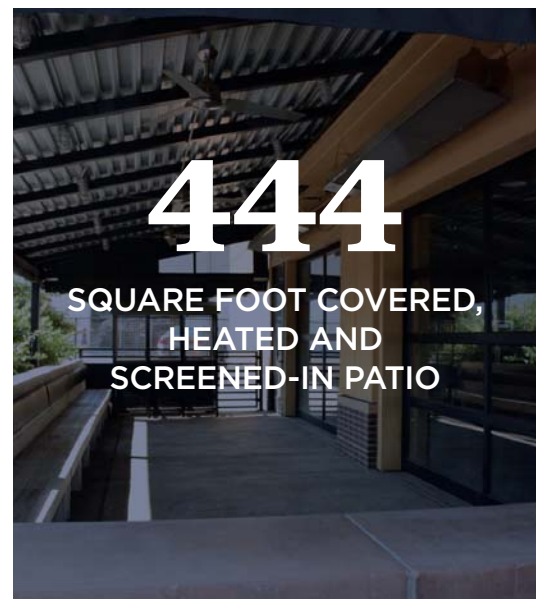
## 2

ROLL-UP GLASS  
GARAGE DOORS



## 444

SQUARE FOOT COVERED,  
HEATED AND  
SCREENED-IN PATIO







1000 South Colorado Boulevard is a new retail development located on one of Denver Metro's best retail corridors. The property offers direct access and exceptional visibility onto busy Colorado Boulevard. Ownership is seeking an exceptional restaurant concept/operator to join its exciting tenant line-up. A 2,598 square foot endcap, turnkey restaurant is available with a beautiful and tasteful interior. Transferable liquor license in place.

## Property Features

**Address** 1000 South Colorado Boulevard  
Glendale, Colorado 80246

**Lease Rate** \$35.00/SF NNN

**2017 Estimated NNN** \$17.00

### Traffic Counts

Esri, 2017

#### Intersection

#### Vehicles Per Day

S. Colorado Blvd. at E. Kentucky Ave.

58,700

## Demographics

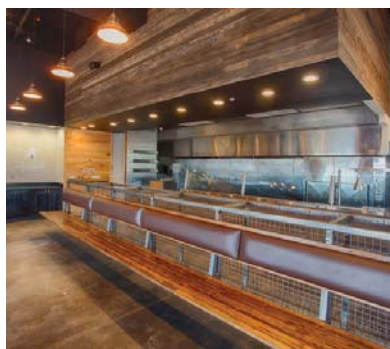
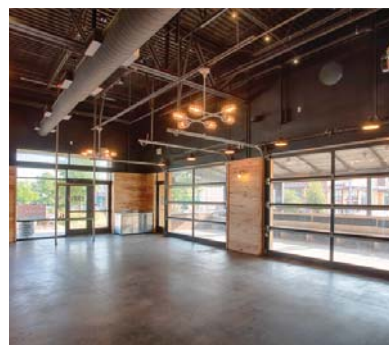
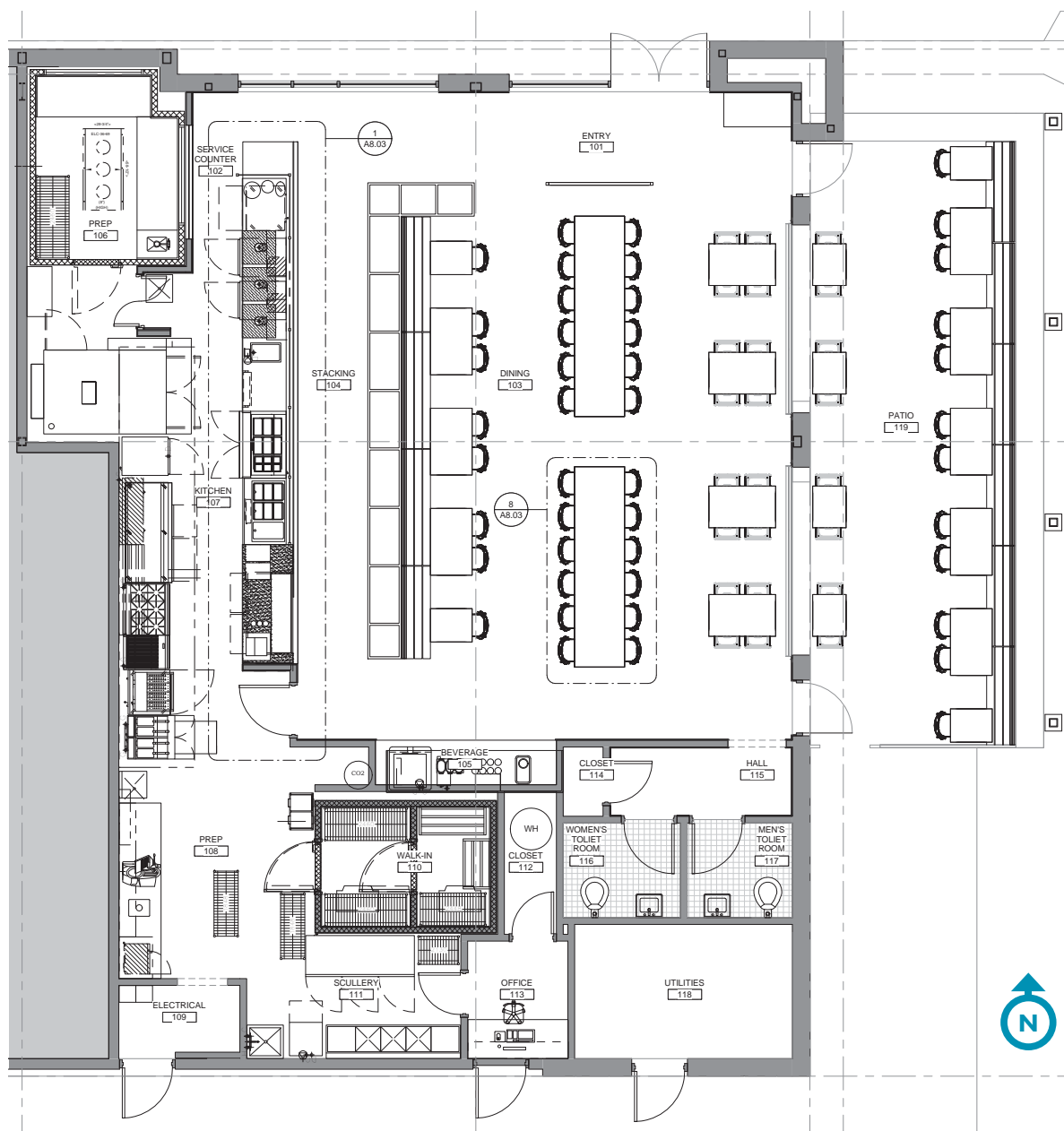
Esri, 2017

	1 Mile	3 Miles	5 Miles
Population	23,313	191,725	520,619
Households	12,111	97,366	246,853
Average HH Income	\$55,158	\$64,863	\$54,369
Daytime Population	40,783	215,148	668,826





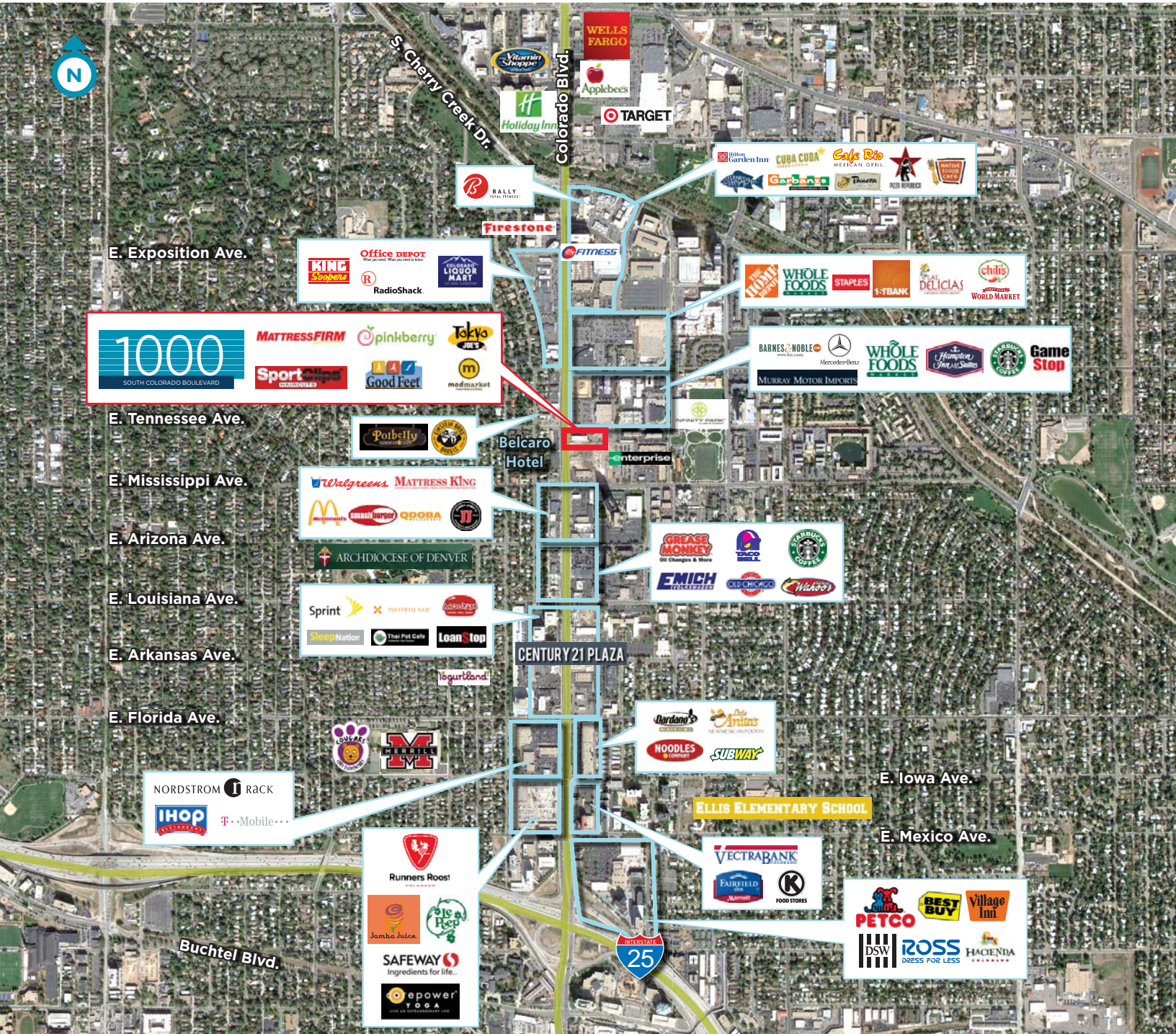
## Floor Plan





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