

RETAIL/RESTAURANT

FOR LEASE

2,000 SF

2035 S. BROADWAY

DENVER, CO 80210



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S. BROADWAY & W. EVANS AVE.

- GREASE TRAP - SHELL CONDITION
- RESTAURANT EQUIPMENT AVAILABLE



TRAFFIC COUNT:

62,494 VPD S. BROADWAY ST. & W. EVANS AVE.

DEMOGRAPHICS:

| | 1 MILE | 3 MILE | 5 MILE |
|-------------------------------|----------|----------|----------|
| 2015 AVERAGE HOUSEHOLD INCOME | \$78,615 | \$74,173 | \$71,574 |
| 2015 POPULATION | 11,997 | 155,541 | 445,327 |
| 2015 EMPLOYEE POPULATION | 11,263 | 109,545 | 390,772 |

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.

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