

LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

Vacant Fast Food Restaurant for Lease

3200 Downing, Denver, CO 80205



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With Drive-Thru

BUILDING INFORMATION

Building Size:	2,037± SqFt
Lot Size:	0.32± Acre (14,050 SqFt)
YOC:	1998
Parking:	Approx. 12 Surface Spaces

Property is located in the Five Points neighborhood, an up-and-coming residential area of Denver.

FOR LEASE: \$60.00/SF NNN

PROPERTY HIGHLIGHTS:

- Corner location at a signalized intersection provides maximum visibility from Downing Street, Martin Luther King Jr. Blvd and Downtown Area.
- Property sits just minutes from Downtown Denver and other attractions such as Mile High Stadium (home of Denver Broncos), the Colorado State Capitol, Denver Zoo, Coors Field (home of Colorado Rockies) and many more.
- Located in a dense infill area with high population with over 174,000 within 3 miles.
- Average Household Income within 3 miles is well above the national average at \$70,000.

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DEMOGRAPHICS

1 Mile

3 Miles

5 Miles

Population 30,990 213,010 470,713

Households 13,983 109,317 218,223

Median Income \$87,095 \$80,045 \$79,963

Medium Age 35.30 36.60 36.60

Traffic 10,396 vpd @ Downing St @ E. 33rd Ave.

