Vacant Fast Food Restaurant for Lease

3200 Downing, Denver, CO 80205



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BUILDING INFORMATION

Building Size: 2,037± SqFt 0.32± Acre (14,050 SqFt) **Lot Size:** 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 HIGHTLIGHTS:

- 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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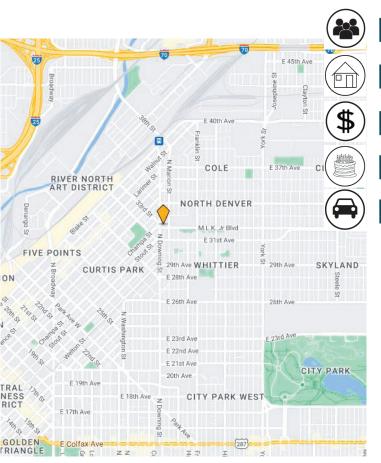
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DEMOGRAPHICS



Population	30,990	213,010	470,713
Households	13,983	109,31 <i>7</i>	218,223
Median Income	\$87,095	\$80,045	\$ <i>7</i> 9,963
Medium Age	35.30	36.60	36.60
Traffic	10,396 vpd @ Downing St @ E. 33rd Ave.		

DRIVE THRU

Martin Luther King, Jr. Blvd.