

# Vacant Fast Food Restaurant for Lease

3200 Downing, Denver, CO 80205



**With Drive-Thru**

### BUILDING INFORMATION

<b>Building Size:</b>	2,037± SqFt
<b>Lot Size:</b>	0.32± Acre (14,050 SqFt)
<b>YOC:</b>	1998
<b>Parking:</b>	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.

Fuller Real Estate  
(303) 534-4822

[Click for  
Brokerage  
Disclosure](#)

**Paul Roberts**  
(720) 306-6029 direct  
(720) 260-7417 mobile  
PRoberts@FullerRE.com



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.

