

Vacant Fast Food Restaurant for Sale

3200 Downing, Denver, CO 80205



For Sale: \$2,300,000

BUILDING OVERVIEW

Building SF:	2,037± SF
Lot Size:	0.32± Acres 14,050± SF
YOC:	1998
Parking:	Approx. 12 Surface Spaces
Zoning:	C-MS-5
Taxes:	\$25,297
Price:	\$2,300,000

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.
- Drive-thru is grandfathered. No new drive-thrus are permitted.
- Hood in place and ready for tenant buildout.








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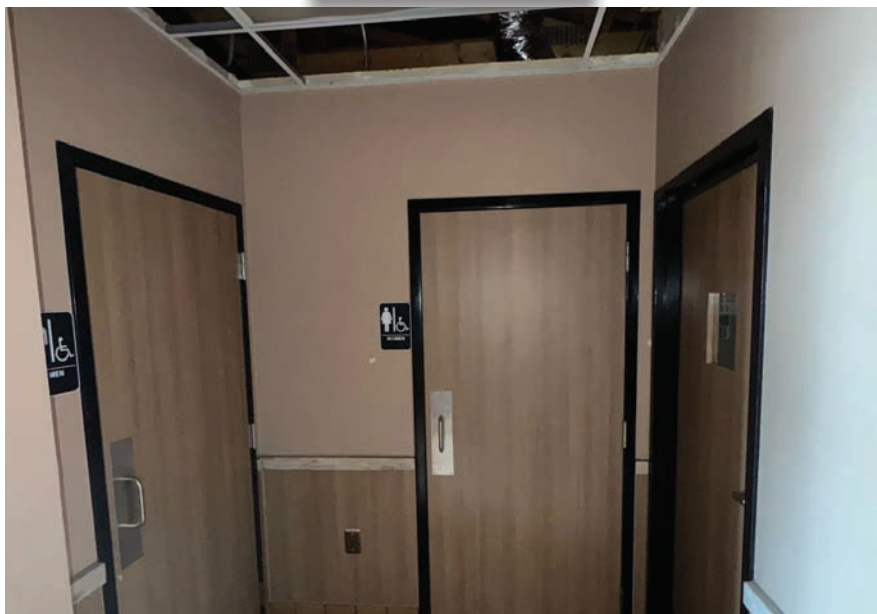
LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

5300 DTC Pkwy, #100 | Greenwood Village | CO | 80111 | FAX: 303-534-9021



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
 Population	30,990	213,010	470,713
 Households	13,983	109,317	218,223
 Median HH Income	\$87,095	\$80,045	\$79,963
 Median Age	35.30	36.60	36.60
 Traffic	10,396 vpd @ Downing St @ E. 33rd Ave. Source: CoStar 2024		

[Video of Interior](#)



The information in this brochure was provided to Fuller Real Estate (FRE) by the owner of the property. FRE has not independently verified this information. Buyers have been advised by FRE to investigate the property including, without limitation, the physical condition of the property, access, availability of utility services, zoning, environmental risks, and soil conditions.