

# Vacant Fast Food Restaurant for Sale

3200 Downing, Denver, CO 80205



**For Sale: \$2,300,000**

## BUILDING OVERVIEW

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

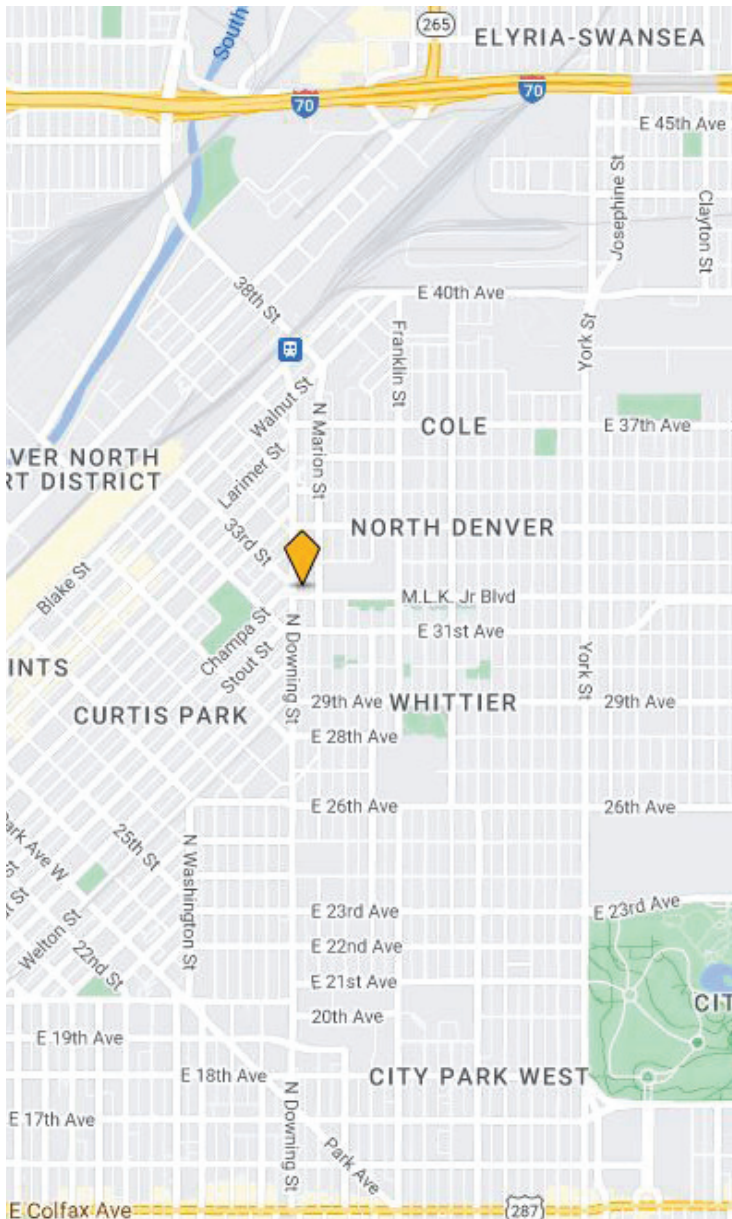




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5300 DTC Pkwy, #100 | Greenwood Village | CO | 80111 | FAX: 303-534-9021



## DEMOGRAPHICS



Population

1 Mile

3 Miles

5 Miles

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

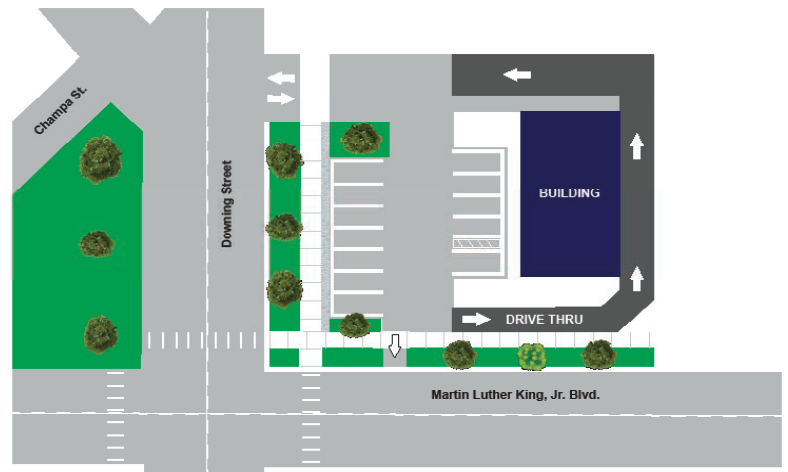
36.60



Traffic

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

Source: CoStar 2024



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.