

**RESTAURANT
FOR SUBLEASE**

4,448 SF

FORMER IHOP RESTAURANT

3780 PEORIA STREET
DENVER, CO 80239



1060 BANNOCK ST., SUITE 300
DENVER, COLORADO 80204
PHONE 303.592.7300
FAX 303.592.7305
WWW.AXIORE.COM



OVERVIEW

**4,448 SF FREESTANDING RESTAURANT
INSTITUTIONAL GRADE KITCHEN WITH FF&E INCLUDED**

SPECIFICATIONS

TOTAL BUILDING:	4,448 SF	TOTAL LAND:	32,451 SF
PYLON SIGNAGE:	AVAILABLE	PARKING:	AMPLE
FF&E:	INCLUDED AS PART OF SUBLEASE		
SUBLEASE EXPIRATION:	12/31/2011		

TRAFFIC COUNT

30,422 VPD

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
EST. '07 POPULATION:	8,159	110,390	252,030
HH ESTIMATE:	1,599	33,666	91,234
MEDIAN HH INCOME:	\$51,204	\$51,403	\$52,019
YEAR: 2010 SOURCE: ESRI			

LOCATION



JOHN LIVADITIS
C: 303.592.7300
E: JOHN@AXIORE.COM

TANNER JOHNSON
C: 303.592.7300
E: TANNER@AXIORE.COM

RESTAURANT SPACE

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- FUTURE SITE OF SMITH RD. PEORIA LIGHT RAIL STATION
- CONVERGENCE OF EAST LINE AND PROPOSED I-225 CORRIDOR LINE.



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