

Bar/Restaurant/Night Club/Sports Bar

13740 E. Quincy Ave. #9, Aurora, CO 80015

- 7,518 Sq. Ft.
- \$8.00/SF NNN
- Heavy Parker Road Traffic
- Fully Equipped
- Large Stage, Professional Sound & Light System
- Upper Income Demographics
- Fully Leased Center
- Covered Patio
- Generous Parking
- Tavern Cabaret Liquor License Capable of Transfer



<u>Demographics*</u>	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population	10,214	110,927	338,256
Daytime Population	1,628	48,414	187,557
Average Income	\$70,455	\$79,348	\$80,572

*Source: Demographicnow.com

Great opportunity to open a sports bar/ night club with a very low investment. The 7,518 SF space allows great flexibility for sports viewing, UFC, live music, karaoke and other events. This open floor plan also includes a smaller private space for alumni parties, pool leagues or private events. In addition, there is an entertainment stage complete with sound and light equipment. The kitchen is fully equipped and capable of most any menu and very serviceable to the entire space including the covered patio area. Located at the South East corner of Parker Road and Quincy, the immediate trade area has great demographics and serves the upscale Piney Creek community with over 1,850 homes. Don't miss this opportunity at only \$8.00/PSF NNN!

For more information call Mark Valente
303.220.7919 ext. 109

RestaurantsBarsForSale.com