

## Restaurant Investment Property

10230 E. Arapahoe Rd. Centennial, 80112

- 4,125 SF Free Standing Building
- Rare Drive Through
- 36,155 SF Land
- High Traffic Counts
- Built in 1997
- Zoning – MU-PUD
- New Roof—2013
- CAP Rate 8.5%
- Price: \$1,261,835.00



<u>Demographics*</u>	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population	6,625	40,913	164,100
Daytime Population	20,881	156,019	295,287
Employees	17,414	129,129	195,184
Average HH Income	\$102,093	\$120,624	\$108,943

\*Source: LoopNet

This highly visible free standing restaurant building is located just west of Havana Street on Arapahoe Road. The immediate trade area has high income demographics, 120,000 employees within three miles and high traffic counts (66,060 cars/day on Arapahoe Rd.). The restaurant building has masonry/brick exterior walls, metal awnings, a drive-through and an outdoor patio. Site improvements include a paved parking lot (41 spaces) with pole-mounted lights and one monument business sign. A franchisee of Dickey's BBQ has been the tenant since 2002. Current rent is \$26 PSF, NNN with three percentage annual increases through 2018. Landlord is responsible for structural elements, roof (new in 2013), sidewalk, parking lot (tenant is responsible for seal coat and striping) and curbs.

For more information call  
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