



### **Features**

- 4,860 SF End Cap
- Large Patio
- 20' Type One Hood
- Grease Trap
- H&R Liquor License
- High Traffic Counts
- Only \$14.75 PSF, NNN
- Net Charges \$7.35 PSF (Est)

### **Overview**

Second generation restaurant and bar space for lease in beautiful Evergreen, Colorado. At an elevation of 7,200 feet, Evergreen offers an array of parks, art galleries, theaters, restaurants, entertainment, recreation and a variety of outdoor activities. Evergreen is only 29 miles from Denver but has a great mountain-town feeling. Evergreen Lake was voted one of the top ten most scenic for ice skating in the world. It is bordered by mountain parks with miles of trails and a golf course! This restaurant and bar is ideally located on Evergreen Parkway (Hwy 74) just minutes from downtown Evergreen and the I-70 exit. The site has high traffic counts (28,024 MPSI) and the endcap has good visibility. The immediate trade area has a good mix of both national and local retailers. The restaurant has a large patio, bar area, built out kitchen with a 20 +/- foot hood, walk-in cooler, and existing grease trap. This is a rare second generation restaurant space for lease and can easily convert to most concepts. If you are looking to lease a restaurant in the Colorado Rocky Mountain foothills, this opportunity will save you both time and money! Please DO NOT disturb the current tenant.

### **Contact:**

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# SANBORN AND COMPANY

## Restaurant and Bar For Lease

30790 Stagecoach Blvd #101  
Evergreen, CO 80439



<u>Demographics*</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population	12,668	22,625
Average HH Income	\$157,663	\$158,750

\*Source CoStar.com

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