

# Restaurant / Bar for Lease

6050 W 55TH PLACE, ARVADA, CO 80002



## Overview

6050 W 55th Place: 2,500 SF x \$20 SF/YR + \$4.50 SF/YR NNN = \$5,100 / month including expenses.

2nd generation restaurant/bar with full kitchen and vent hood.

15 barstools at bar, 15 barstools at tabletop, 2 remodeled restrooms, private office, storage closet, pool table, and large open area.

For more info, please text/call Michael Crawford: (720) 683-0399, MCrawford@HoffLeigh.com.

Hoff & Leigh listing website: <https://www.hoffleigh.com/listing/6050-w-55th-place/>

Unit:	Size:	Price:
6050	2,500 SF	\$20.00 SF/YR + \$4.50 SF/YR NNN = \$5,100 / Month

## Highlights

- 2nd Generation Restaurant Space
- Full Kitchen and Bar Buildout
- Private Office, Storage Rooms
- Remodeled Restrooms
- Roll-up Garage Door
- 8'11" Ceiling Height

## Property Details



### Lease Rate

\$20.00 SF/YR (+ \$4.50 PSF NNN)



### Space Available

2,500 SF



### Building Size

6,300 SF



### Lot Size

0.16 Acres



### Zoning

I-1

Rev: February 21, 2024

### Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

**Michael Crawford**

C: 720.683.0399

O: 720.572.5187

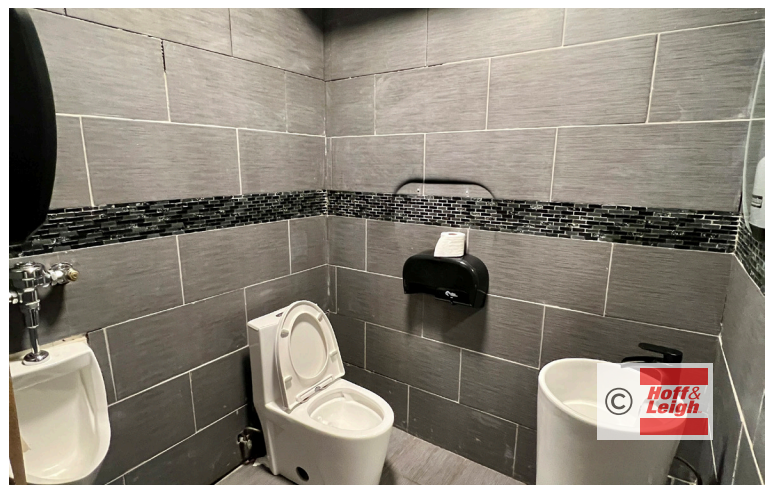
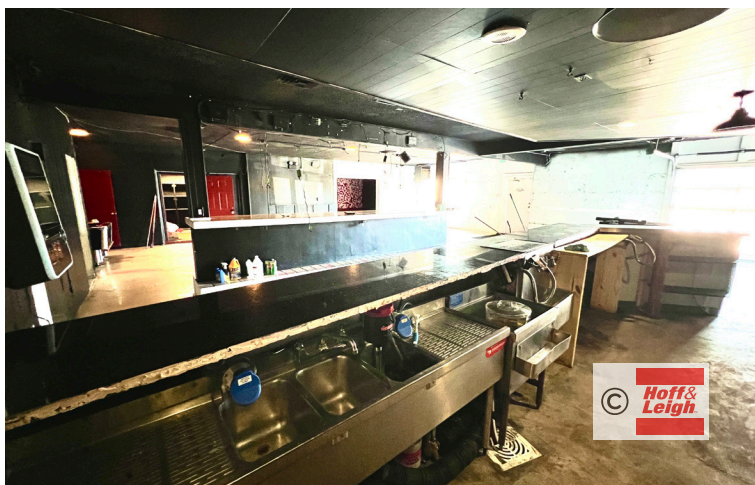
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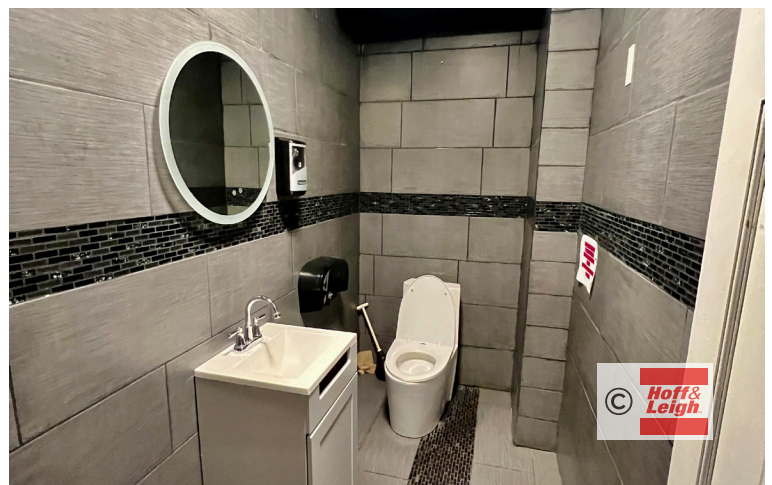
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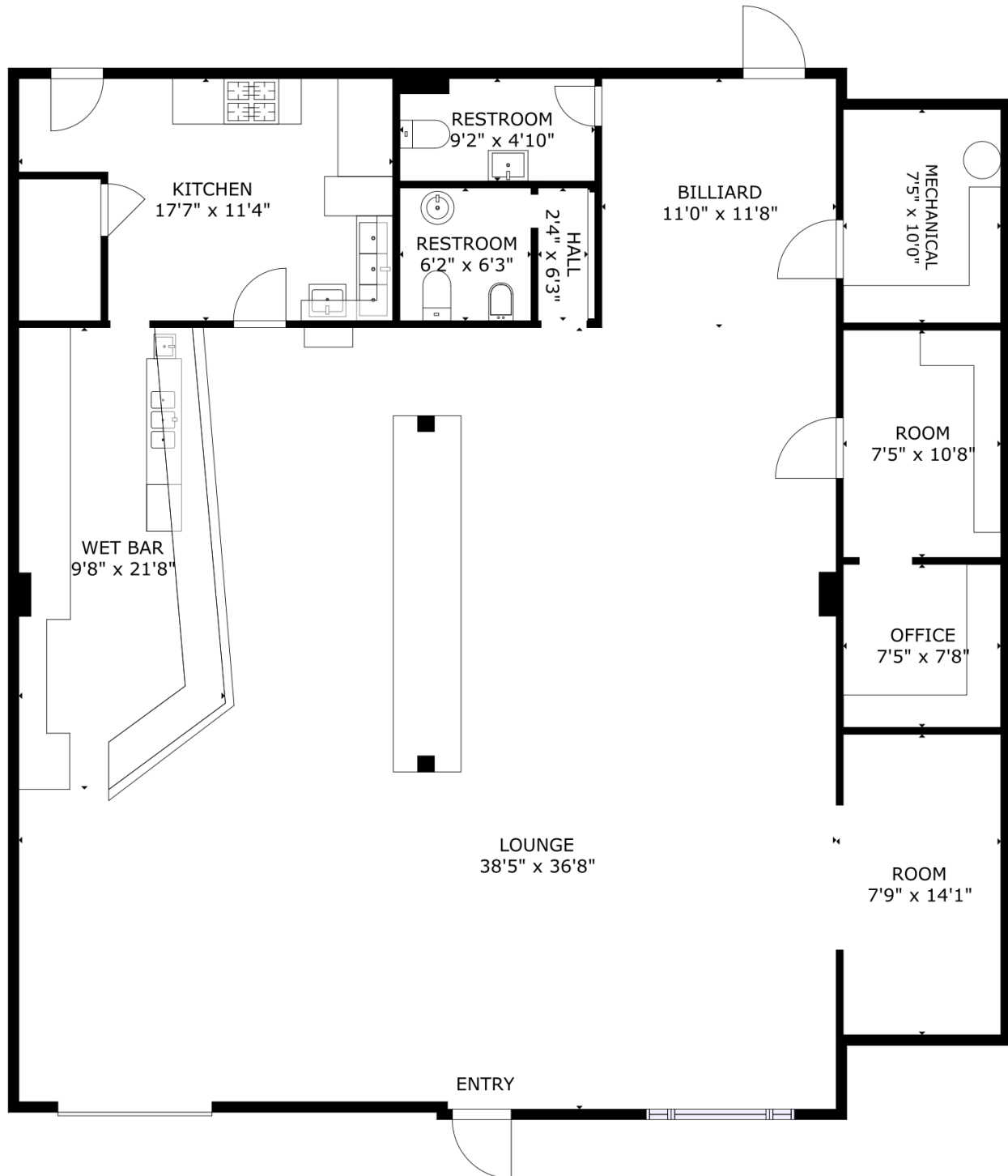
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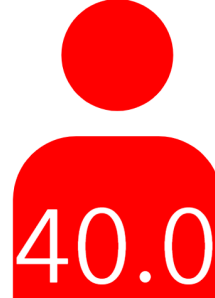
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## DEMOGRAPHICS



135,442  
Population



40.0  
Median Age



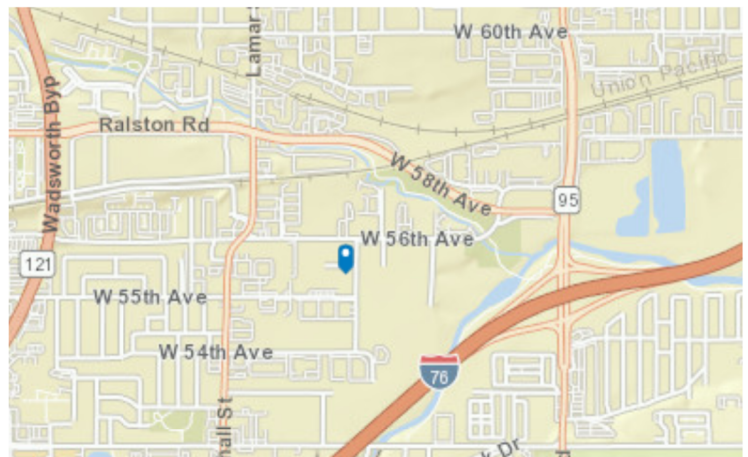
2.3  
Average  
Household Size



\$81,684  
Median Household  
Income

## TRAFFIC COUNT

Cross street	Traffic 1	Distance
Ralston Rd	3,447	0.2
Kendall Ct	3,123	0.2
W 68th Ave	6,779	0.3
W 56th Pl	7,159	0.3
W 56th Ave	7,618	0.3



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