

# Restaurant Property for Sale

14035 E EVANS AVENUE, AURORA, CO 80014



## Overview

Hoff & Leigh proudly brings an amazing opportunity to purchase a fully built out and operational restaurant! The property, originally built as a restaurant, was purchased by the current owner who made extensive upgrades and improvements to the interior, exterior, and the grounds of the property. This restaurant has an expansive kitchen/prep area that can accommodate a variety of uses along with the restaurant such as catering or prep kitchen uses. The area of 225 and Iliff enjoys a mixture of residential and commercial uses with continued new development and high traffic counts. Call us today to learn more or schedule your private showing.

**Do not contact the tenant, please contact broker with any questions or to set up a showing.**

## Highlights

- FF&E Included in the Sale
- Great Location
- HighTraffic Count
- 100 Parking Spots
- Renovated Bar Area
- Beautiful Patio Area
- Liquor License Is Transferrable

## Property Details



**Sales Price**  
\$3,300,000



**Building Size**  
5,800 SF



**Lot Size**  
1.57 Acres

Rev: April 2, 2024

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## 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.

## Brandon Langiewicz, SIOR

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## Christo Manos

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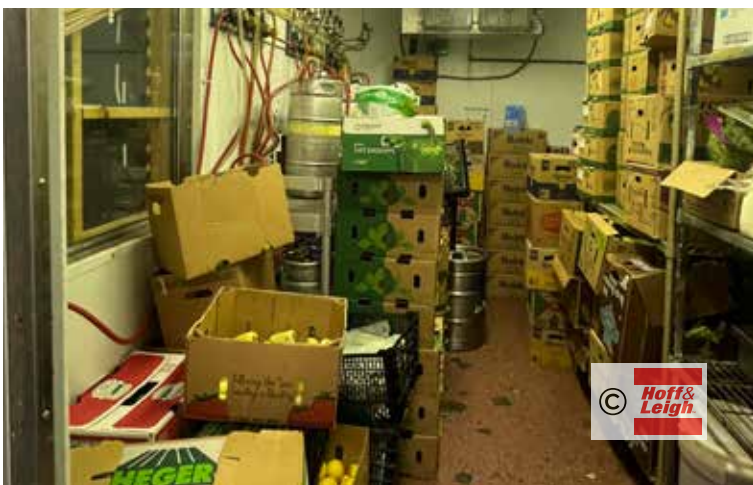
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14035 E Evans Ave, Aurora, Colorado, 80014

## DEMOGRAPHICS



176,844  
Population



37.1  
Median Age



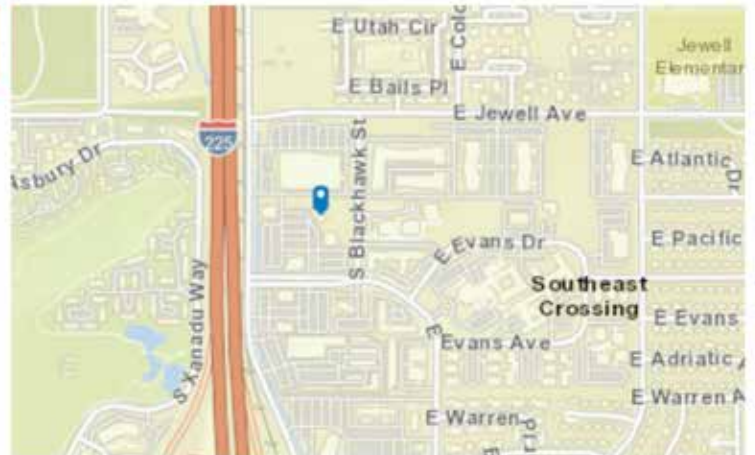
2.5  
Average  
Household Size



\$65,772  
Median Household  
Income

## TRAFFIC COUNT

Cross street	VPD	Distance
S Abilene St	3,217	0.1
E Evans Ave	12,000	0.2
S Blackhawk Way	5,100	0.2
E Iliff Ave	137,000	0.2
S Blackhawk Way	3,200	0.3



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