

RESTAURANT BUILDING WITH DRIVE THRU FOR LEASE OR SALE

300 ALTER STREET, BROOMFIELD, CO 80020

HIGHLIGHTS

PRICE	\$2,000,000
BUILT	1984
PREVIOUS TENANT	ARBY'S
BUILDING SIZE	3,332 SF
LEASE RATE	\$35.00 / SF / NNN
EXPENSES (TAXES, INSURANCE)	\$7.50 / SF

- Turn-Key Fast-Food Restaurant for Lease or Sale.
- Located at the intersection of U.S. 36 and Highway 287/Wadsworth Pkwy/ Interlocken Loop. This property boasts high visibility and easy access to some of the main arteries of the surrounding communities.
- Dine-in seating for 64 guests
- 30 Parking Spaces
- Excellent "In/Out" Access
- Fantastic Visibility
 - Boulder-Denver Turnpike over 111,000 Cars/Day
 - Hwy 287 over 50,000 Cars/Day

FOR MORE INFORMATION CONTACT:

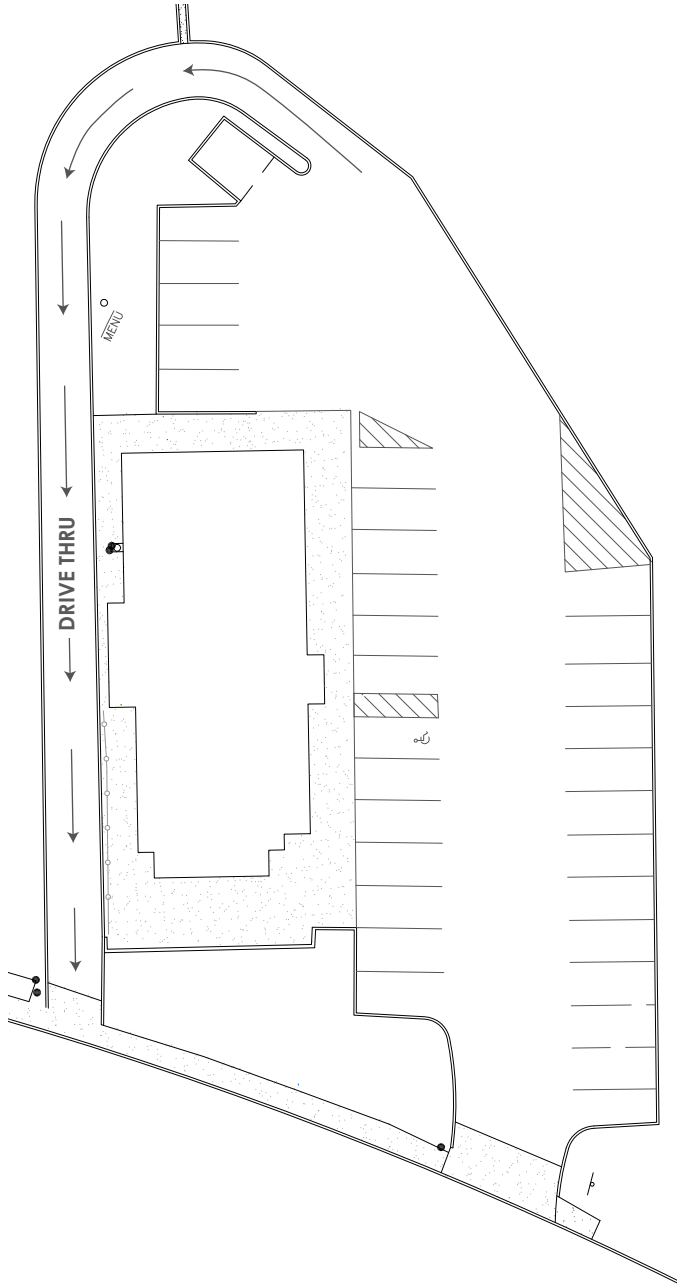
DEAN CALLAN & COMPANY
1510 28th Street, Suite 200
Boulder, Colorado 80303
303.449.1420
www.deancallan.com

BRIT BANKS
Direct: 303.945.2020
Cell: 303.903.9775
bbanks@deancallan.com

TORREY PATTERSON
Direct: 720.826.2291
Cell: 303.514.4559
tpatterson@deancallan.com



SITE PLAN - 3,332 SF



All information furnished regarding this property is obtained from sources deemed reliable. Dean Callan & Company, Inc. makes no representation, guarantee or warranty, expressed or implied, as to the accuracy thereof.



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DEMOGRAPHICS

	2 MILE	5 MILE	10 MILE
POPULATION			
2027 Projection	29,561	206,965	780,522
2022 Estimate	26,836	194,497	736,159
Growth 2010-2022	1.6%	1.2%	1.4%
Growth 2022-2027	2.0%	1.3%	1.2%
Average Household Size	2.3	2.5	2.6
Median Age	38.3	38.6	37.7
HOUSEHOLD INCOME			
2020 Average	\$118,041	\$123,875	\$112,934
HOUSING			
Median Home Value	\$397,054	\$438,916	\$423,100
Median Year Built	1987	1992	1987

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