



KEVIN NELSON **Broker Associate**

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DEAN CALLAN & COMPANY, INC.

1510 28th Street, Suite 200 Boulder, Colorado 80303 303.449.1420 | www.deancallan.com

TURNKEY RESTAURANT SPACE FOR LEASE

4720 TABLE MESA DRIVE **BOULDER, COLORADO 80305**

Fantastic turnkey restaurant space for lease. Located in south Boulder, 4720 Table Mesa is surrounded by residential, making its location a great opportunity for new and continued business. Positioned as a commuter's paradise with quick access to Highway 36, walking distance to Table Mesa Park-N-Ride, and large parking lots to the north and south of the building.

Call us for more information and to set up a tour.





TERMS

Unit C-100: **Turnkey Restaurant** 2,311 SF

Lease Rate: \$25.00 / SF / NNN

Expenses: \$10.31/SF + Utilities

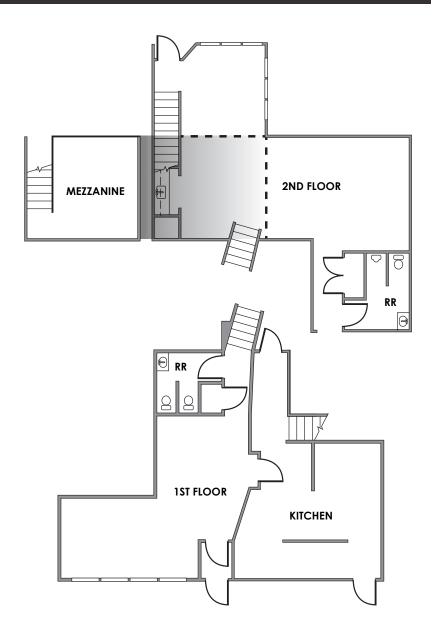
PROPERTY FEATURES

- Equipment and furniture available
- Space includes a hood
- Large kitchen
- Large open seating rooms
- Mezzanine offers additional seating
- Two patio spaces for customers to enjoy the Colorado weather.
- Great parking with large lots to the north and south of the building
- Property offers quick access to US HWY 36 & Table Mesa Park-n-Ride
- Great for employees commuting from Denver or south of Boulder County
- Beautiful views of the Flatirons





UNIT C-100 | 2,311 SF













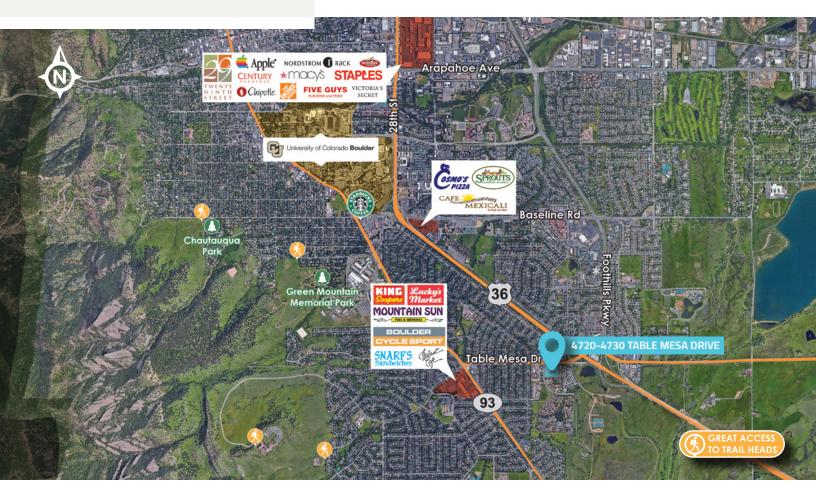
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DEMOGRAPHICS

DEMOGRATITIOS		
POPULATION		
2 MILE RADIUS 41,077	5 MILE RADIUS 115,935	10 MILE RADIUS 263,166
EMPLOYEES		
2 MILE RADIUS 11,113	5 MILE RADIUS 101,425	10 MILE RADIUS 164,379
HOUSEHOLDS		
2 MILE RADIUS 18,261	5 MILE RADIUS 48,287	10 MILE RADIUS 108, 114
HOUSEHOLD INCOME		

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\$104,475 \$113,403 \$125,558