



Restaurant Opportunity with Patio Possibilities

Lease Rate: \$43/SF NNN

Property Features:

- NNN expenses are estimated at \$20.44
- Additional bonus 864 SF basement storage space included
- Common grease trap, new HVAC, new sprinkler system, electrical upgrades
- Additional basement SF for lease
- Last 1st floor space remaining
- Prominent signage and visibility from Colfax
- Located across the street from East High School
- High density population surrounding property
- Located in high density trade area, with many popular restaurants and shops

Area Demographics:



Population

1 mile	30,543
3 mile	236,687
5 mile	495,417



Households

1 mile	17,297
3 mile	125,302
5 mile	235,732



Average HH Income

1 mile	\$109,962
3 mile	\$118,543
5 mile	\$113,489

For more information, please contact:

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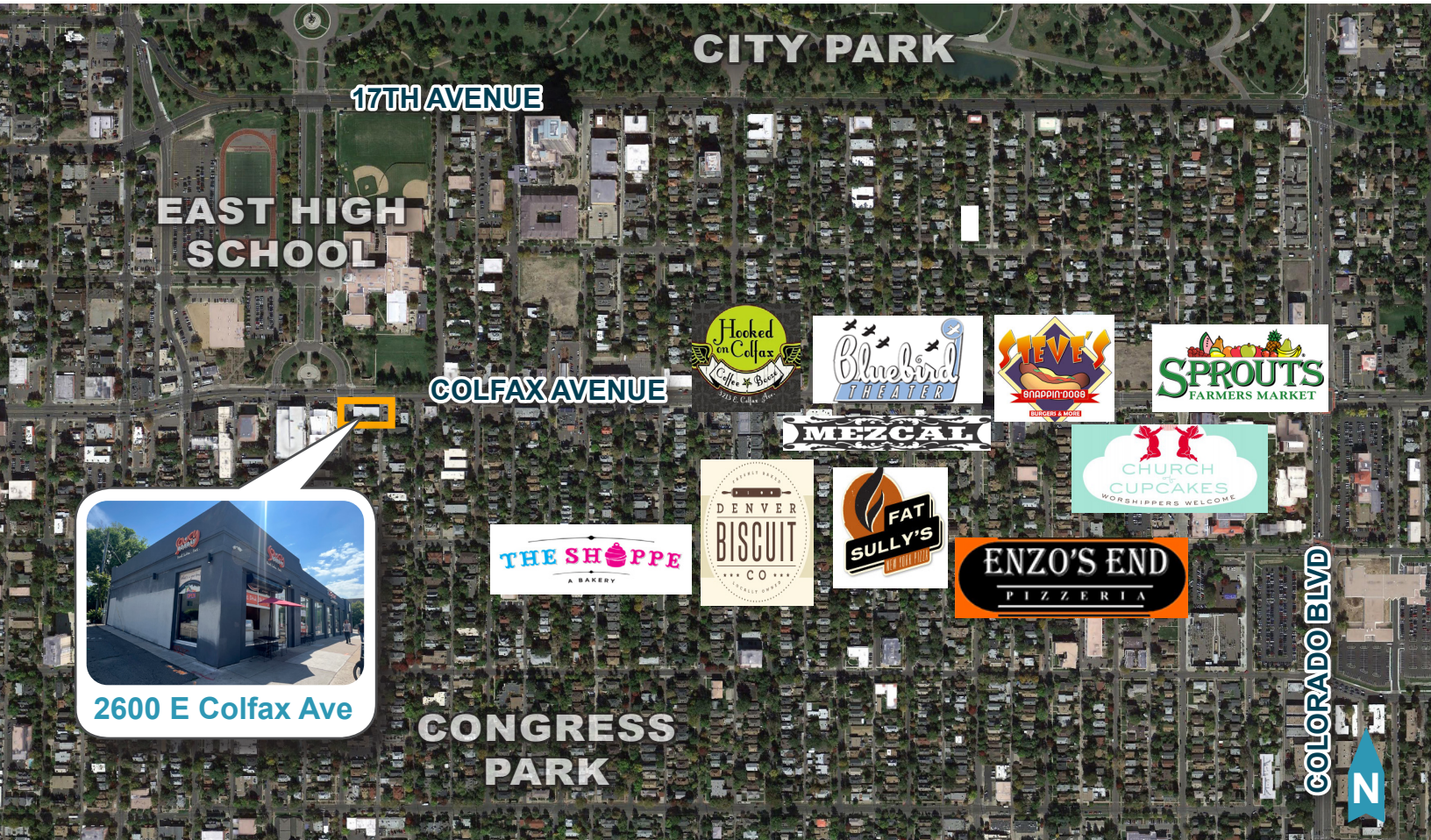
PAUL NORA
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Property Overview

Available Space: 1,400 SF
Building Size: 4,880 SF
Parking: Street parking
Traffic Count: 31,817 VPD
 (On Colfax)



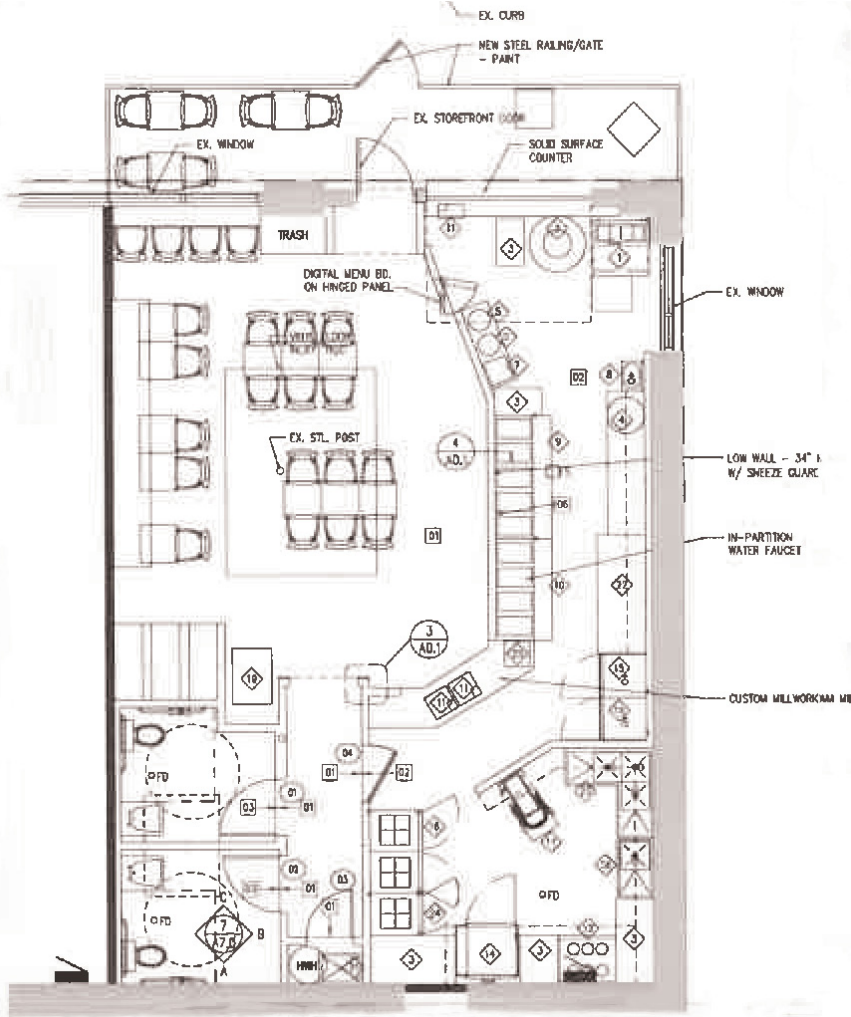
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Saucy Bombay - 1,400 SF



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