

FREESTANDING QSR AT I-25 AND 58TH

5810 Logan St., Denver, CO 80216

SECOND GENERATION DRIVE THROUGH RESTAURANT

DO NOT DISTURB TENANT



FOR SALE, FOR LEASE OR FOR GROUND LEASE

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PRICING

- **For Lease:** \$140,000/year NNN (plus tenant to self-maintain)
- **For Sale:** Call For Pricing

PROPERTY HIGHLIGHTS

- **Building Size:** 2,441 SF with a 900 SF Patio
- **Lot Size:** 0.51 AC
- **Year Built:** 2002
- **City/County:** Unincorporated Adams County
- **Zoning:** I-2 (Adams County Zoning)
- **Annual Property Taxes (2025 Tax Bill):** \$32,204.46

ABOUT THE PROPERTY

- Second-generation drive-thru restaurant opportunity
- Convenient 3/4 access into the site
- Electronic Monument Sign
- Former Taco Johns from 2002-2023

FACING NORTH



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PROPERTY DETAILS

- Restaurant Build-Out:**
 - Hood Sizes:
 - One 6 ft. Hood
 - Two 9 ft. Hoods
 - Grease Trap
 - Walk-in Cooler (6 ft. x 7 1/3 ft.)
 - Walk-in Freezer (10 ft. x 7 1/3 ft.)
- Electrical Capacity:**
 - 1,200 Amps
- Number of Restrooms:**
 - One Women's
 - One Men's
- Water heater**
 - 60 Gallons

TRAFFIC COUNTS

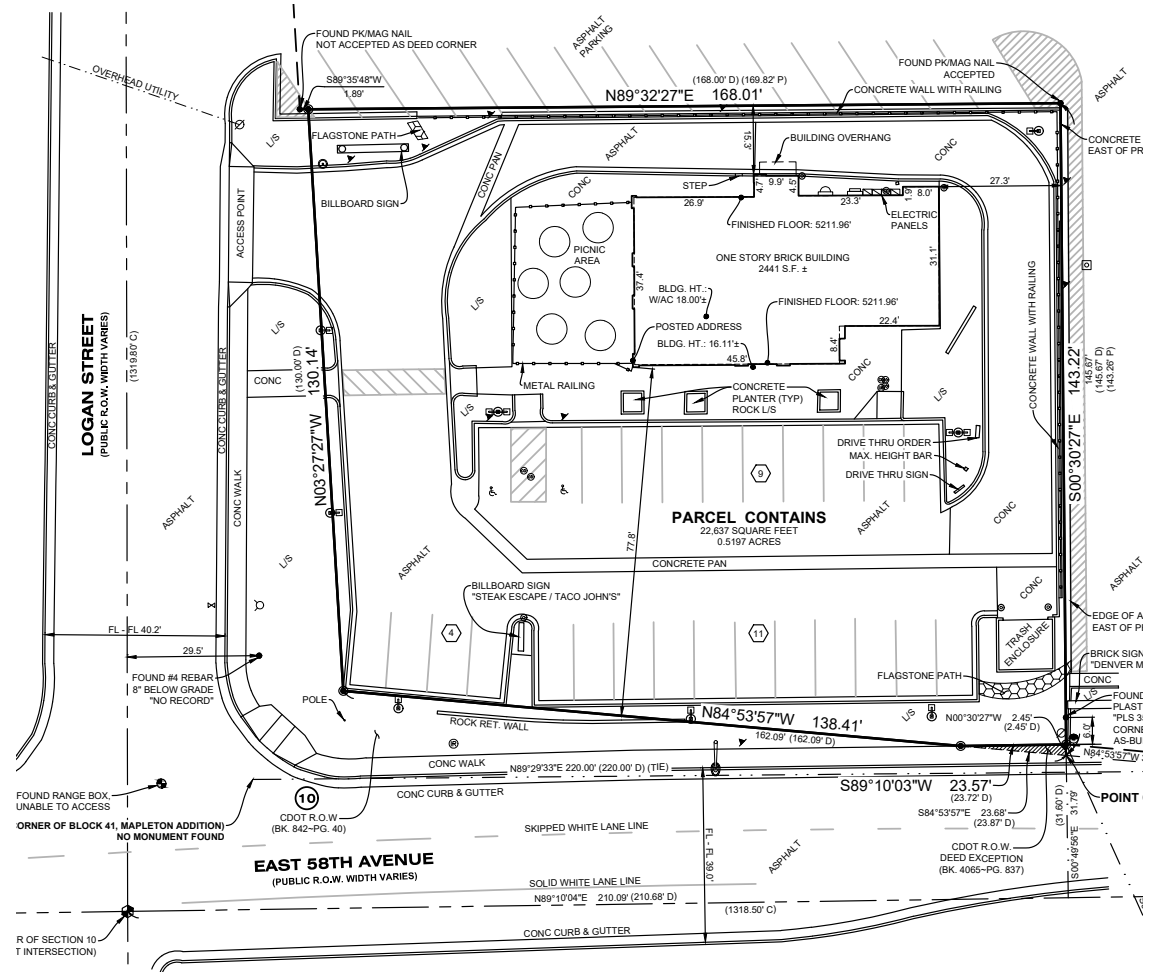
East 58th Avenue: 29,568 VPD

Logan Street: 5,799 VPD

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	3,054	95,307	405,473
Daytime Population	11,171	65,794	286,138
Avg. Household Income	\$38,104	\$118,641	\$120,678
Households	1,038	35,943	177,563

SURVEY



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INTERIOR PHOTOS

SECOND GENERATION DRIVE THROUGH RESTAURANT



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AREA MAP

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TRADE AERIAL

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ABOUT COLORADO RETAIL SERVICES

Patrick McGlinchey, Justin Gregory, and Jack Lazzeri comprise Cushman & Wakefield's Colorado Retail Services team, based in the firm's Denver office. The team specializes in all facets of retail and commercial land across Colorado and the surrounding region. Together, they have completed hundreds of transactions totaling more than \$500 million in value and are consistently recognized as a top-producing team within their asset class.

The team brings long-standing experience and continuity, with Patrick and Justin having partnered for over a decade and Jack working alongside them for more than six years. They are supported exclusively by brokerage specialist Nico Demetrian, who brings more than a decade of brokerage experience, further enhancing the team's execution and elevating the level of client service they deliver. Their approach is grounded in a set of core principles: responsive execution, data-driven brokerage, a modern and efficient organizational structure, best-in-class marketing, and a high-energy, client-focused mindset.