

RE/MAX

COMMERCIAL

Fully Fixturized Restaurant SubLease

1617 California St
Denver, CO 80202



PROPERTY HIGHLIGHTS

- ◆ SF Available: 2,193 SF
- ◆ Lease Rate: Negotiable
- ◆ NNN's: \$31.20/SF ('24)
- ◆ Term: Thru 11/30/29; with 2 five year options
- ◆ Tenant: Kyoto Ramen



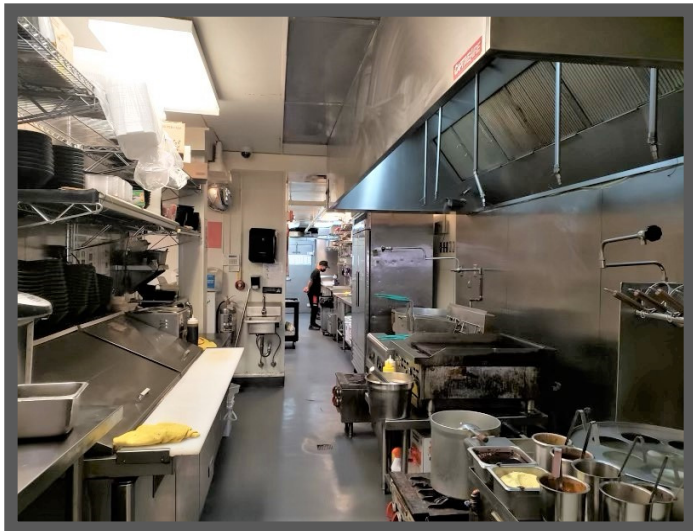
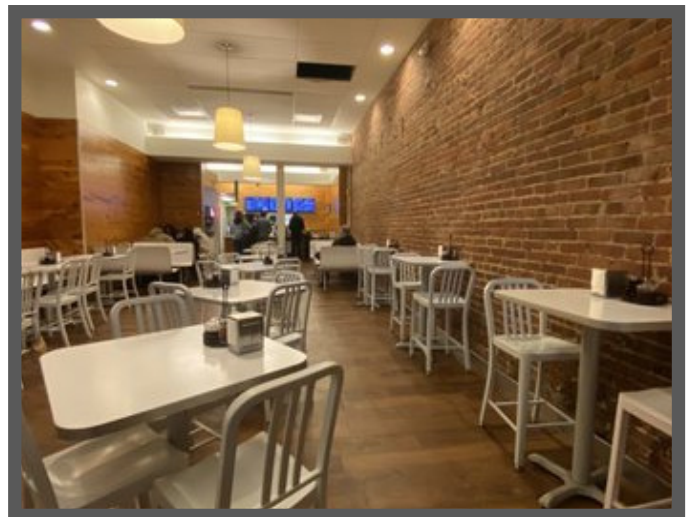
All FF&E included. 12' hood. Common Men's & Women's restrooms shared with adjacent tenant.

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RE/MAX PROFESSIONALS

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The Property information above, while not guaranteed, is from sources we believe are reliable.



Population	1 Mile	2 Miles	3 Miles
Population	51,260	147,176	255,030
Estimated Households	32,401	82,413	130,408
Avg. Household Income	\$104,531	\$105,142	\$106,422
Daytime Population	127,643	196,376	246,632