

LINCOLN STATION

9360 Station St., Lonetree, CO 80124

SECOND GENERATION RESTAURANT



FOR LEASE

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LINCOLN STATION

9360 Station St., Lone Tree, CO 80124

PROPERTY FEATURES

SECOND GENERATION RESTAURANT

Lincoln Station at 9360 Station Street is adjacent to Lincoln Station's Light Rail Platform at the entryway to Lone Tree in a prime transit oriented development that is a true mixed-use development. Lincoln Station is proximate to two medical campuses and 1,320 unit apartments.

YOC

2008

AVAILABLE

Suite 100: 4,928 SF

Suite 175: 2,415 SF

PARKING

500 Covered

250 Free surface

32.60 : 1,000 SF

BASE RENT

Suite 100: \$30.84/SF

Suite 175: \$22.00/SF

NNN

\$11.87/SF

MONTHLY PAYMENT

Suite 100: \$17,539.57

Suite 175: \$6,816.34

PROPERTY HIGHLIGHTS

- Exterior patios on both suites
- Suite 100 is a fully built out restaurant and bar
- Suite 175 is a former cafe that has a grease trap but needs hood installation





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PROPERTY PHOTOS | SUITE 100

SECOND GENERATION RESTAURANT





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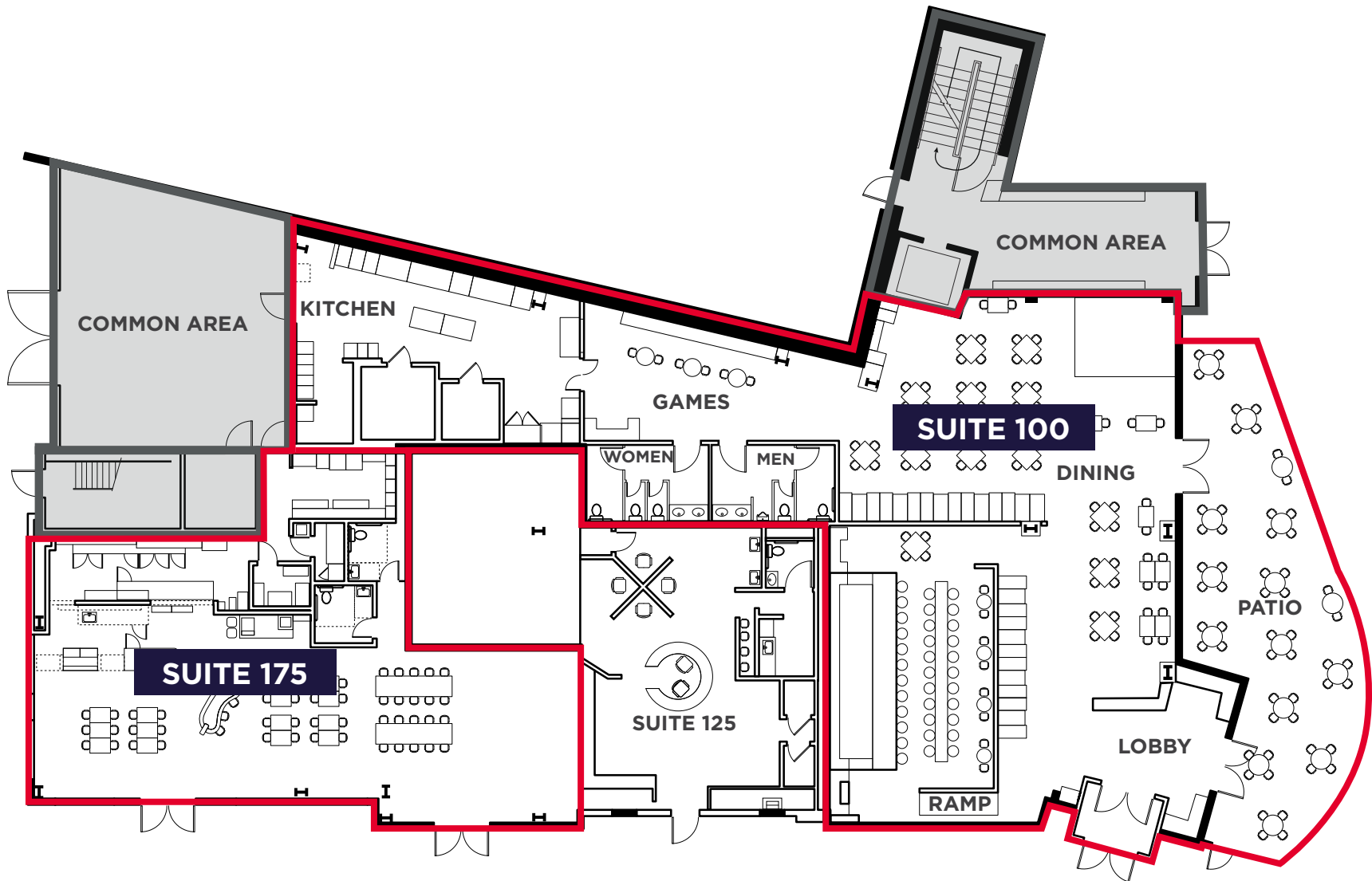
PROPERTY PHOTOS | SUITE 175

SECOND GENERATION RESTAURANT



FLOOR PLAN

SECOND GENERATION RESTAURANT



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AERIAL MAP **SECOND GENERATION RESTAURANT**





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DEMOGRAPHIC HIGHLIGHTS SECOND GENERATION RESTAURANT

1 MILE

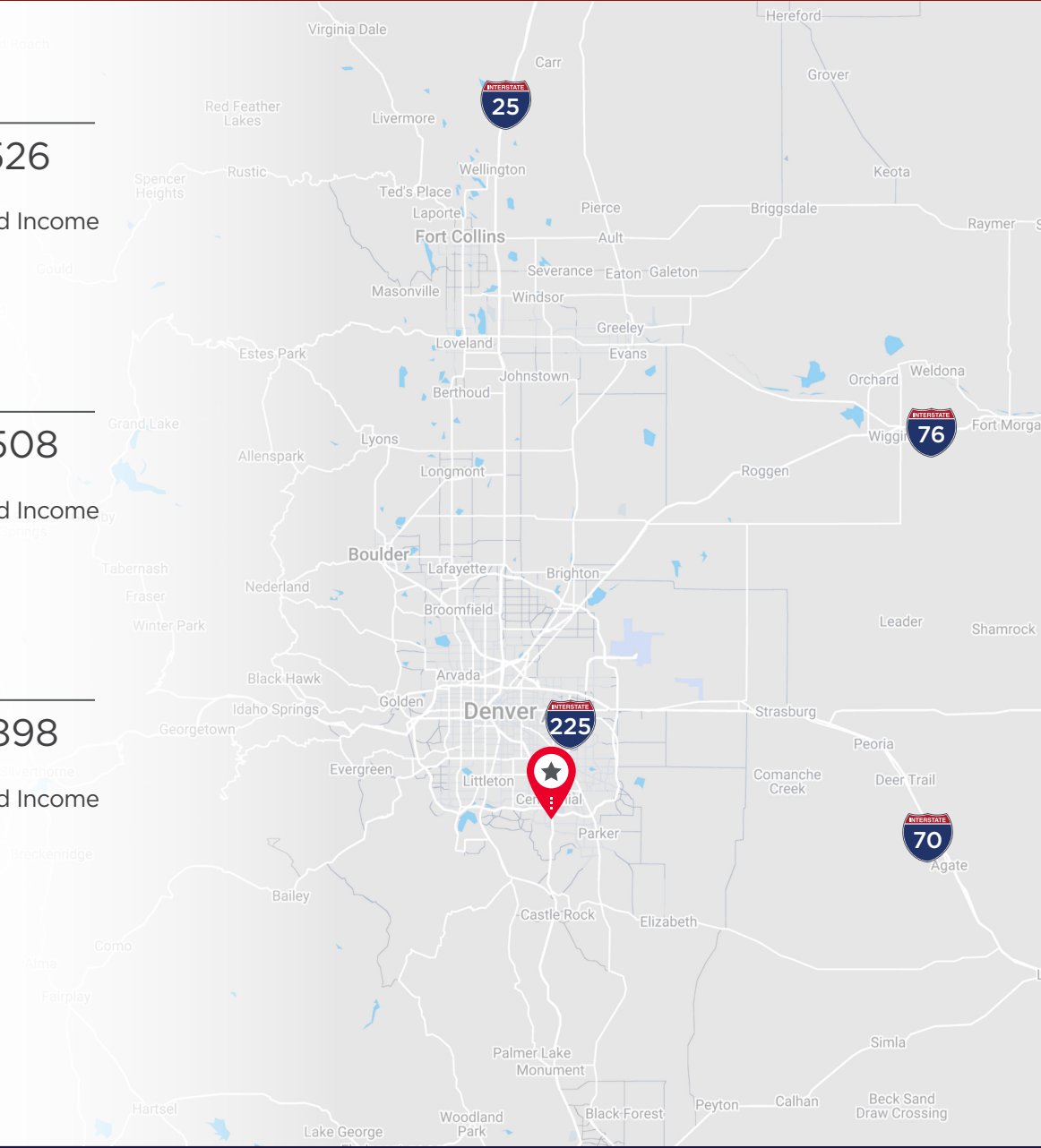
11,816 Population	16,757 Daytime Population	5,654 Number of Households	\$123,526 Average Household Income
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2 MILES

33,757 Population	45,147 Daytime Population	15,354 Number of Households	\$130,508 Average Household Income
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3 MILES

63,810 Population	75,783 Daytime Population	27,289 Number of Households	\$140,898 Average Household Income
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