

FOR LEASE

FOOD & BEV | 3,114 SF | \$34/SF NNN

5622 YUKON ST ARVADA, CO 80002



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PROPERTY INFORMATION

**5622 YUKON ST
ARVADA, CO 80002**



LEASE RATE	\$34/SF NNN
TERM	5 YEARS
SF AVAILABLE	3,114 SF (TBV)
LOT SIZE	6,251 SF
USE	BAR/LIGHT FOOD SERVICE
ZONING	OT-EY (Arvada)
LOADING	1 DRIVE-IN
PARKING (ALLEY)	4 RESERVED

Property Highlights

- Former brewery with existing bar build-out in place
- 6' commercial kitchen hood installed
- Opportunity to expand into a full restaurant concept
- Outdoor patio seating area
- Unique drive-in door/garage space formerly utilized as the brew room
- Surrounded by established restaurants and retailers
- Strong pedestrian traffic and year-round activity in Olde Town Arvada



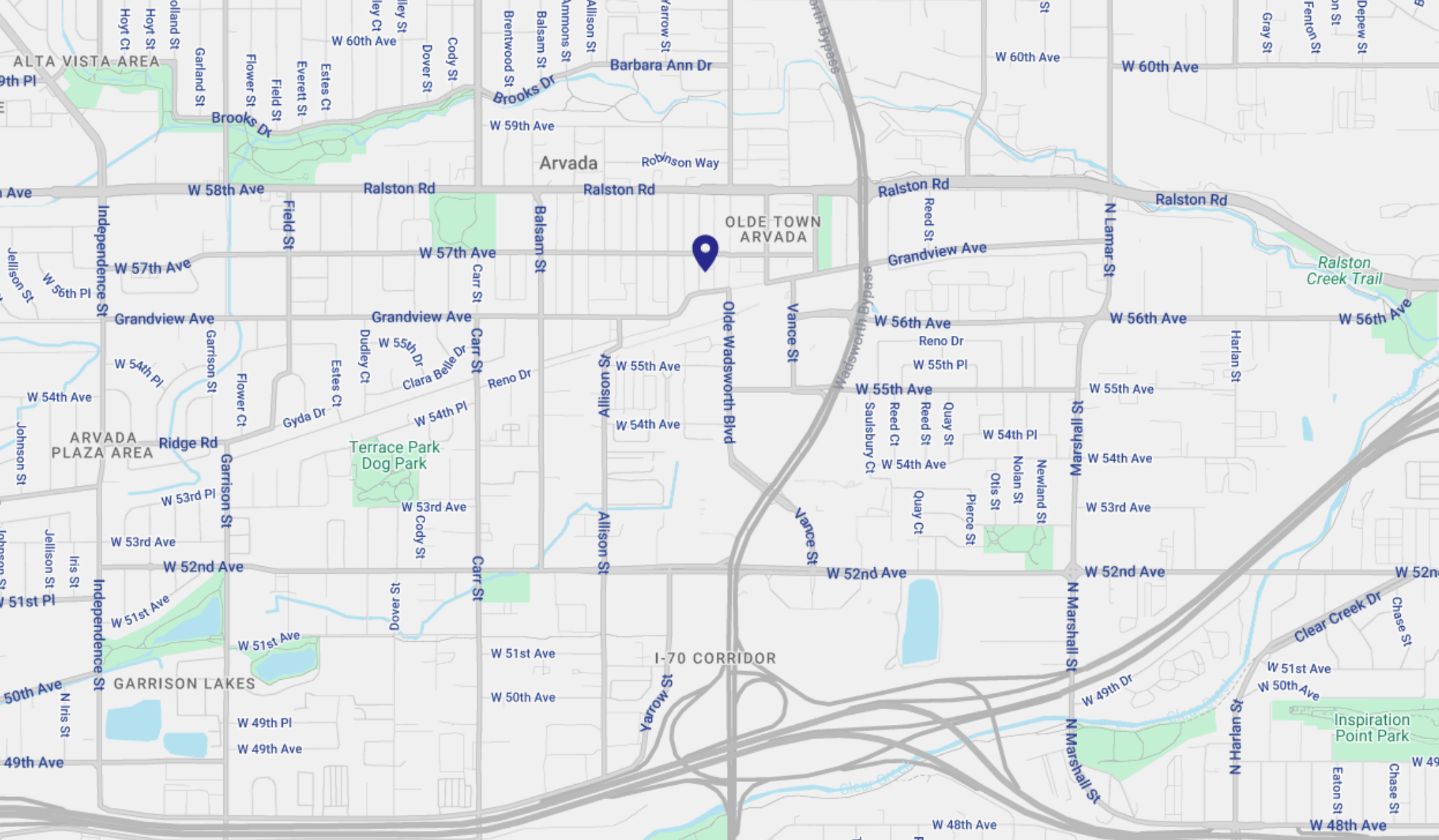
INTERIOR PHOTOS

5622 YUKON ST
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LOCATION MAP

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