

# 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**



<b>LEASE RATE</b>	<b>\$34/SF NNN</b>
<b>TERMS</b>	<b>5 YEARS</b>
<b>YEAR BUILT</b>	<b>1960</b>
<b>SF AVAILABLE</b>	<b>3,114 SF (TBV)</b>
<b>LOT SIZE</b>	<b>6,251 SF</b>
<b>USE</b>	<b>BAR/LIGHT FOOD SERVICE</b>
<b>ZONING</b>	<b>OT-EY (Arvada)</b>
<b>POWER</b>	<b>240/120V   3P (TBV)</b>
<b>LOADING</b>	<b>1 DRIVE-IN</b>
<b>PARKING (ALLEY)</b>	<b>4 RESERVED</b>

## 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



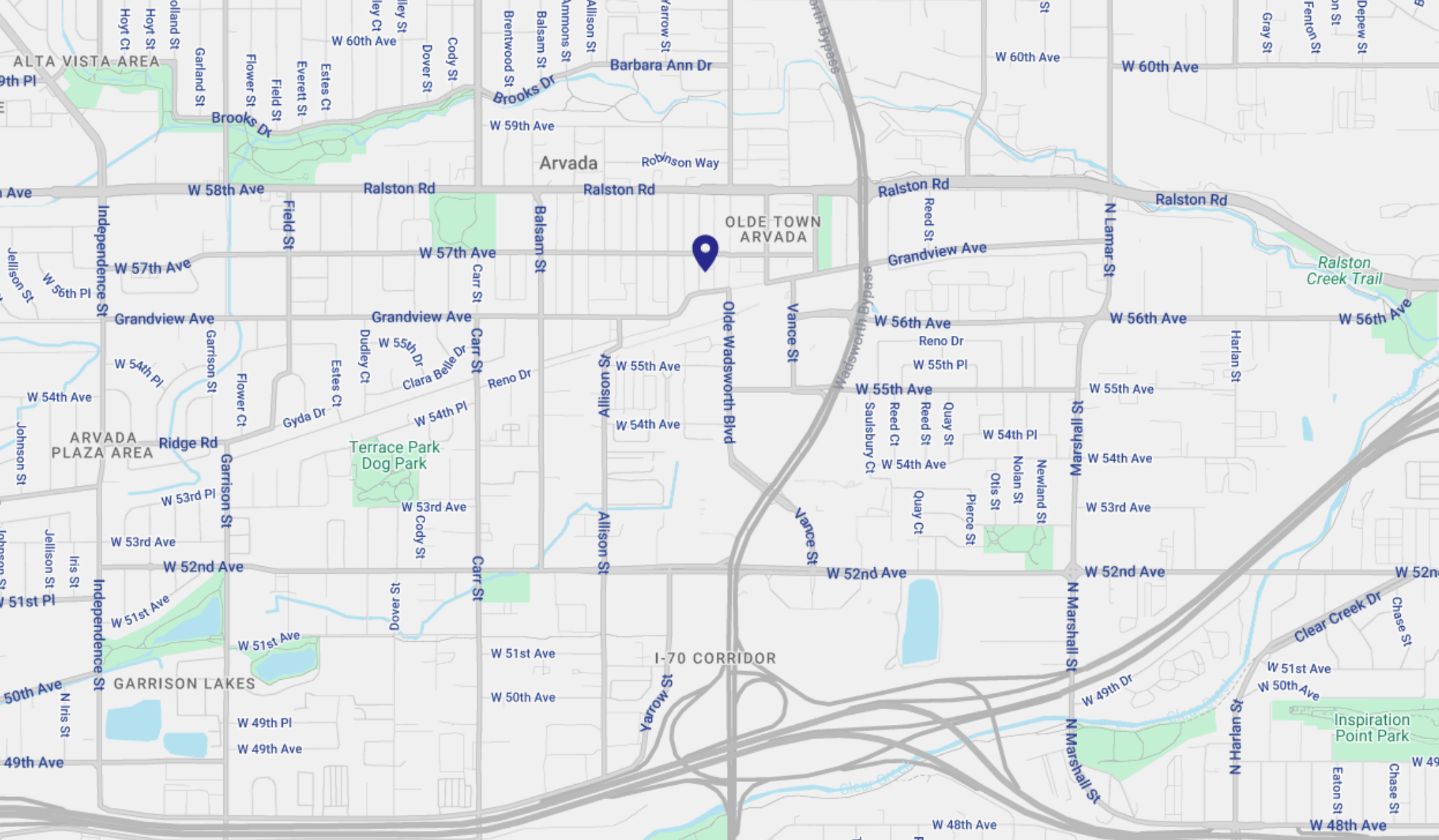
# INTERIOR PHOTOS

5622 YUKON ST  
ARVADA, CO 80002



# LOCATION MAP

# 5622 YUKON ST ARVADA, CO 80002



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