

TURN-KEY RESTAURANT FOR SUB-LEASE

2680 S Havana St, Unit M, Aurora, CO 80014



PROPERTY DESCRIPTION

Fully Equipped Turn-Key Restaurant for Sublease
 Comes with Grease Trap (1,000 gallon)/Hood
 Currently Operating as a Korean Restaurant

LOCATION DESCRIPTION

The location offers visibility and access, making it a good choice for a restaurant. The surrounding area has a mix of national retailers, local boutiques, popular dining options, and ample foot traffic from nearby residential and commercial hubs. With its close proximity to major highways and public transportation, the area provides convenience for both customers and employees. Minutes to HMart Grocery Store in Aurora.

OFFERING SUMMARY

Lease Rate:	\$22.82 SF/yr (NNN)
NNN	app \$10/sf, nnn includes water
Available SF:	1,920 SF
Total Rent with NNN	\$5,554.98/mo
FF&E Asking	\$250,000
Lease Through	12/31/2033



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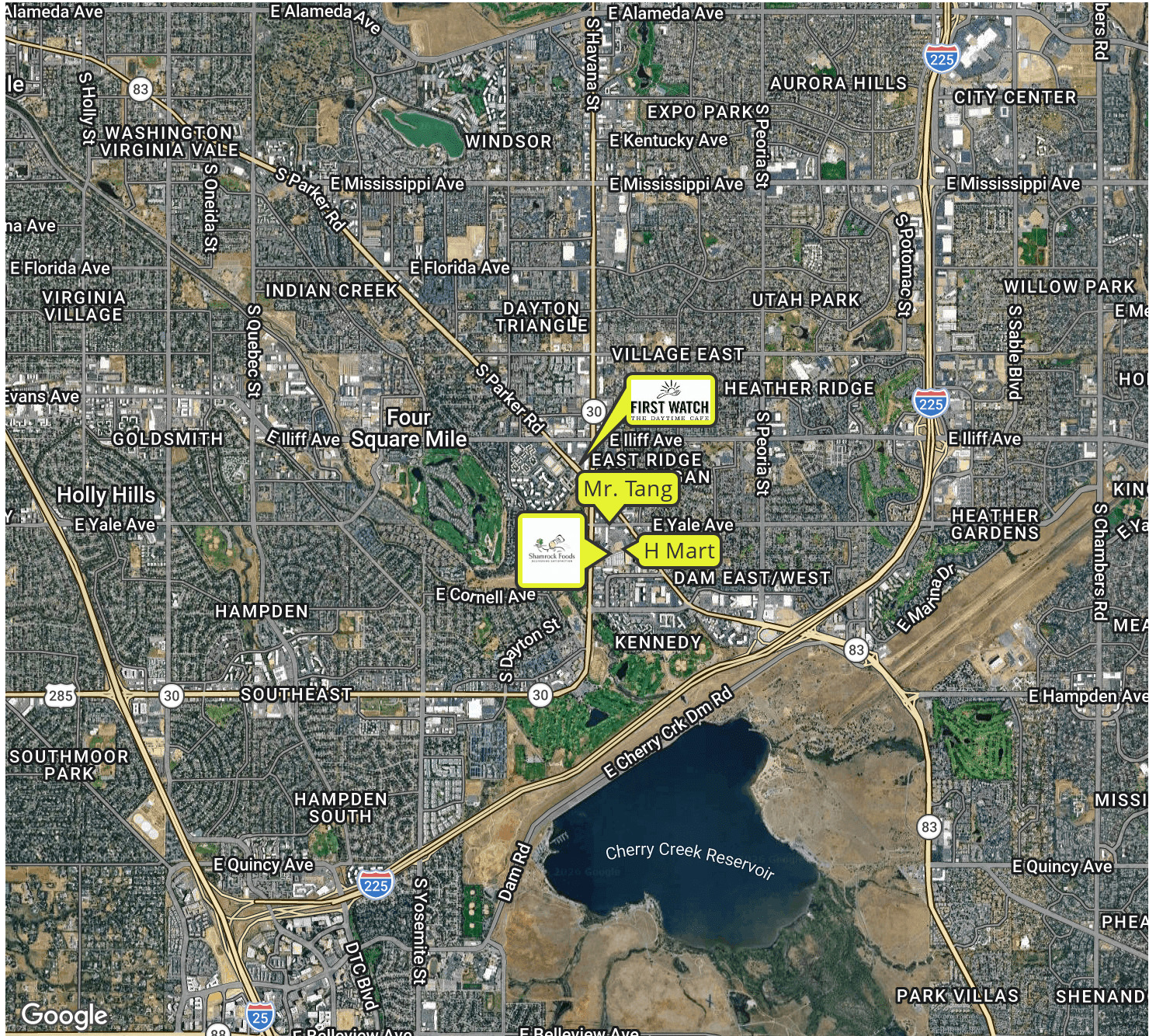
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RESTAURANT BUSINESS FOR SUB-LEASE

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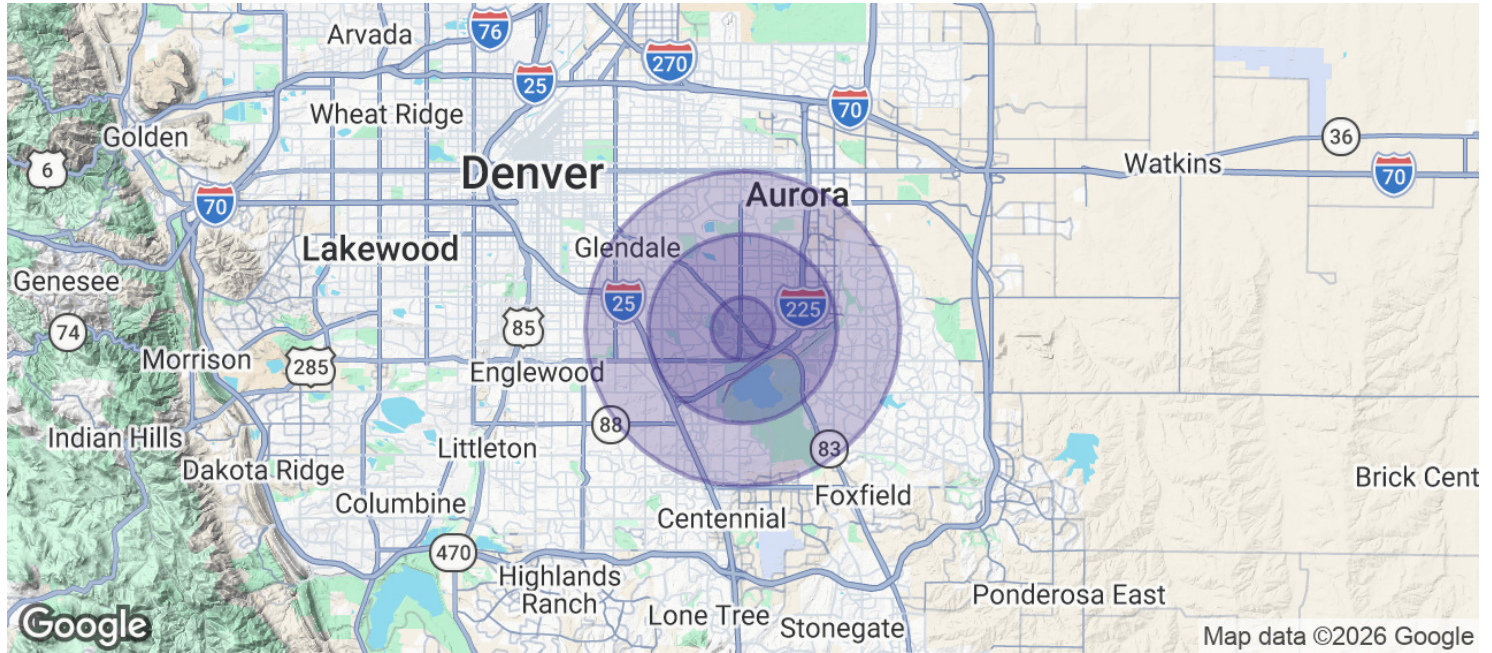
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	19,221	162,006	422,435
Average Age	36.5	37.9	37.6
Average Age (Male)	36.7	37.2	37.1
Average Age (Female)	37.3	39.2	38.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	8,547	73,256	180,430
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$95,998	\$93,582	\$114,712
Average House Value	\$477,046	\$450,551	\$569,234

2023 American Community Survey (ACS)



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