2nd Generation Restaurant

8801 EAST MONTVIEW BOULEVARD | DENVER, CO 80220

RESTAURANT/RETAIL FOR LEASE



PROPERTY HIGHLIGHTS

- Endcap opportunity at a busy signalized intersection
- Perfectly located at Central Park Road and Montview Boulevard with over 41,000 vehicles per day
- Near Central Park, Fitzsimons Medical Campus and Children's Hospital

PROPERTY DETAILS

SPACE	1,813 SF
LEASE RATE	Contact broker
RESIDENTIAL	900 apartments surrounding
CITY/COUNTY	Aurora/Adams

CO-TENANTS

Pizza Hut · SMILE STUDIO DENTAL

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BROKER DISCLOSURE





DEMOGRAPHICS 2025	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	30,090	159,951	434,026
AVG HH INCOME	$128,969	$134,893	$129,350
BUSINESSES	732	5,158	16,802
DAYTIME POPULATION (EMPLOYEES)	4,652	73,113	224,892

All information contained herein is from sources deemed reliable, but no warranty or representation is made as to its accuracy. Interested parties should independently verify all information, including but not limited to property details, zoning, availability, and statements of income and expenses, and should consult with their own advisors.

BLUEWESTCAPITAL.COM



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