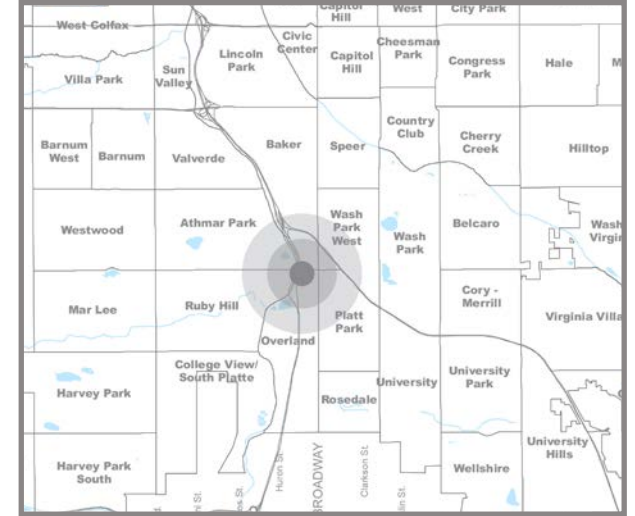


FOR LEASE

# Mississippi Avenue & Santa Fe Drive

TURN-KEY RESTAURANT SPACE AVAILABLE | DENVER, CO

300 West Mississippi Avenue  
Denver, CO 80223



## Property Summary

Building Size: 2,850 SF

Lot Size: 0.33 AC

Year Built: 1967

Traffic: 89,000 ADT

## Property Highlights

Hard Corner Site

Great Access

Signaled Intersection

# Site

Mississippi Avenue & Santa Fe Drive | Denver, CO



300 WEST MISSISSIPPI AVENUE, DENVER CO 80223

# Site Aerial

Mississippi Avenue & Santa Fe Drive | Denver, CO



300 WEST MISSISSIPPI AVENUE, DENVER CO 80223

# Trade Area

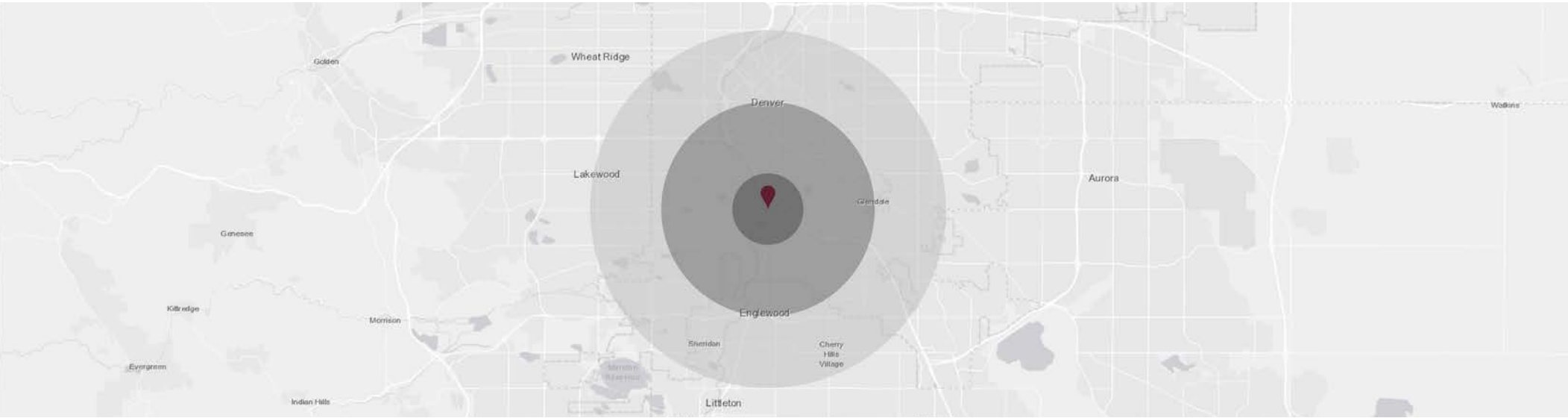
Mississippi Avenue & Santa Fe Drive | Denver, CO



300 WEST MISSISSIPPI AVENUE, DENVER CO 80223

# Demographics

Mississippi Avenue & Santa Fe Drive | **Denver, CO**



Map Courtesy of esri

## DEMOGRAPHICS | Comparison Summary

Categories	1 Mile	3 Mile	5 Miles
ESTIMATED POPULATION	16,954	203,865	535,290
PROJECTED POPULATION IN 2027	18,346	212,411	554,928
AVERAGE HOUSEHOLD INCOME	\$147,201	\$122,183	\$120,875
DAYTIME POPULATION (EMPLOYEES)	14,512	150,975	404,382
NUMBER OF BUSINESSES	1,463	12,746	31,788

Source: esri 2023

## TRAFFIC COUNTS

Location	Cars/Day
MISSISSIPPI AVE EAST OF BROADWAY	7,800
MISSISSIPPI AVE WEST OF BRYANT ST	13,000 <sup>1</sup>
SANTA FE DRIVE NORTH OF OHIO AVE	87,773 <sup>1</sup>
SANTA FE DR E SOUTH OF LOUISIANA AVE	89,000

Source: esri 2020, '2019



## Mississippi Avenue & Santa Fe Drive

300 W MISSISSIPPI AVENUE | DENVER, CO 80322

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