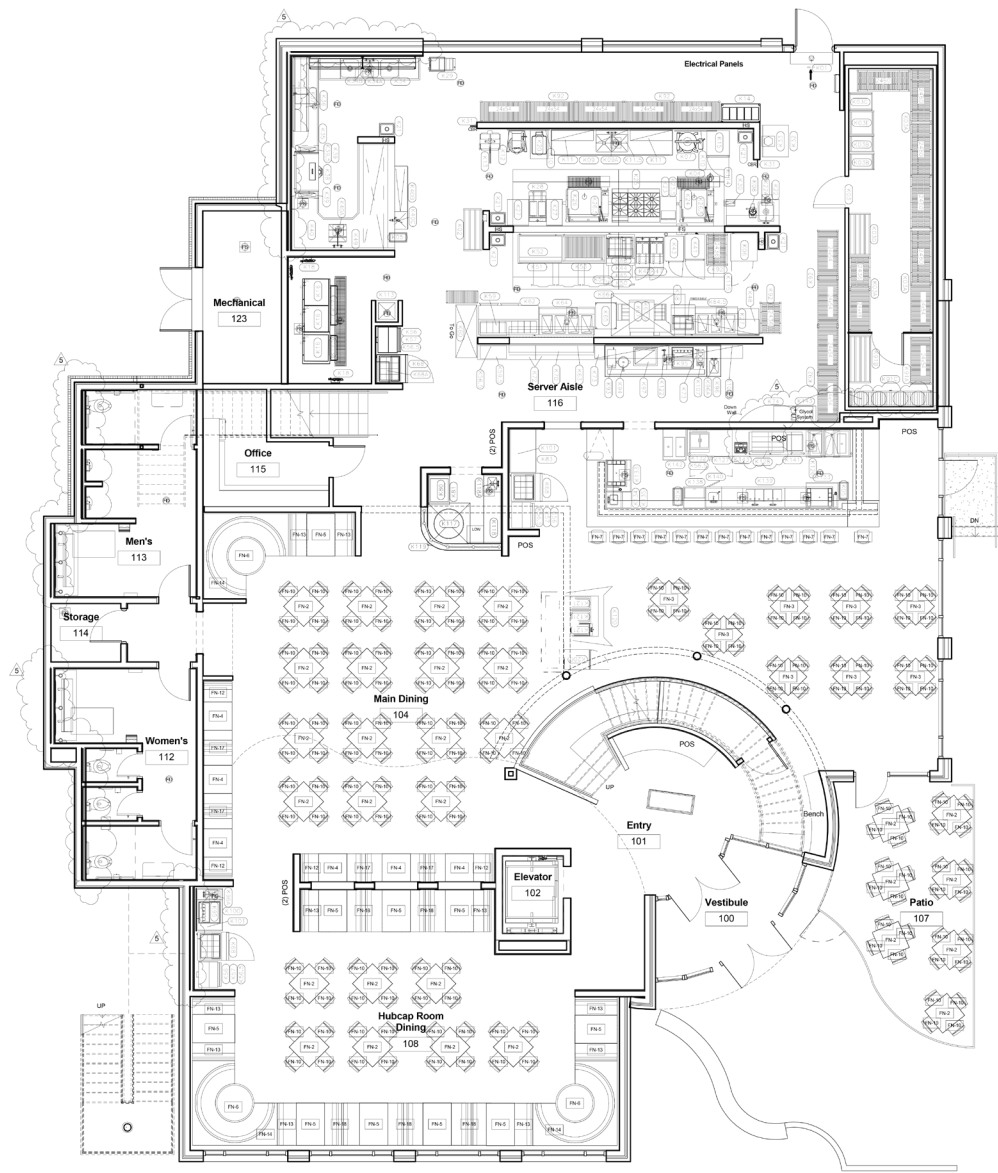




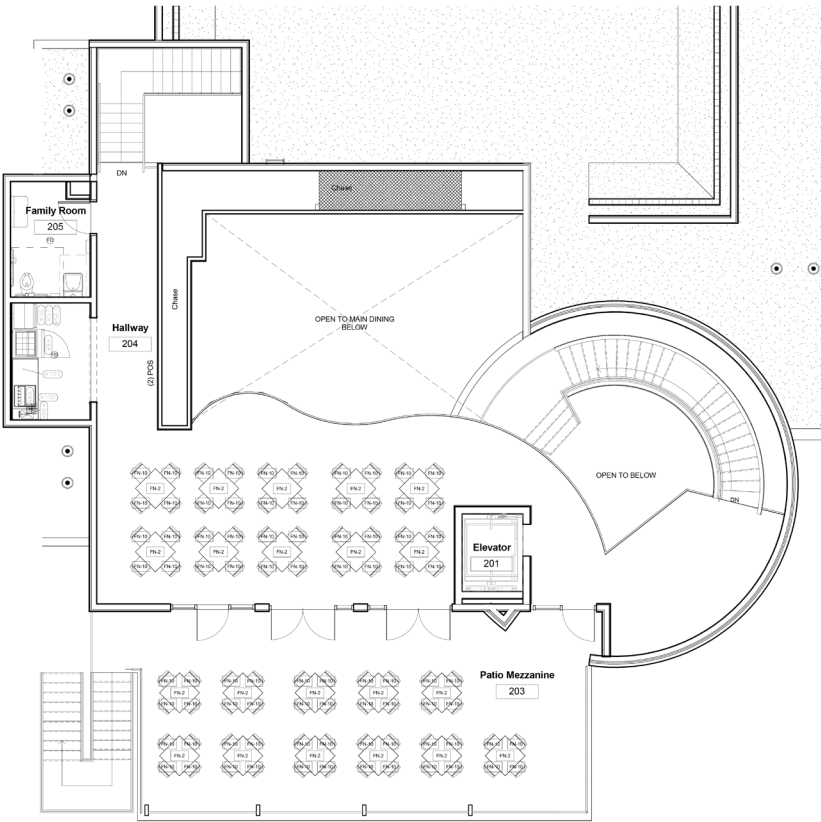
For Sale

8,000 SF 2nd Generation Restaurant

 JLL SEE A BRIGHTER WAY



Ground floor



Mezzanine

499 S. Vance Street / Lakewood, CO



Location	499 S Vance Street
Size	8,000 s.f.
Parking	100 surface spaces, 200 covered spaces
Year Built	2018
Stories	Two (2)





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BROKERAGE DISCLOSURE



Demographics	1 mile	3 miles	5 miles
Population	18,497	157,767	387,634
Households	8,298	62,116	166,313
Avg HH Income	\$95,484	\$93,068	\$109,938
Employees	10,861	57,750	231,388