

Restaurant & Bar on Hidden Lake

5175 W. 68th Ave. Arvada, 80003

- Amazing Views
- 6,352 SF Building + Outdoor Seating & Boat Docks
- 54,450 SF (1.25 acres) of Land
- Built in 2007
- 75 +/- Parking Spaces
- Zoned PUD-BP (Planned Unit Development Business/Professional)
- Seats 216 +/- (per original plans)
- For Sale \$1,495,000
- For Lease \$20 PSF, NNN



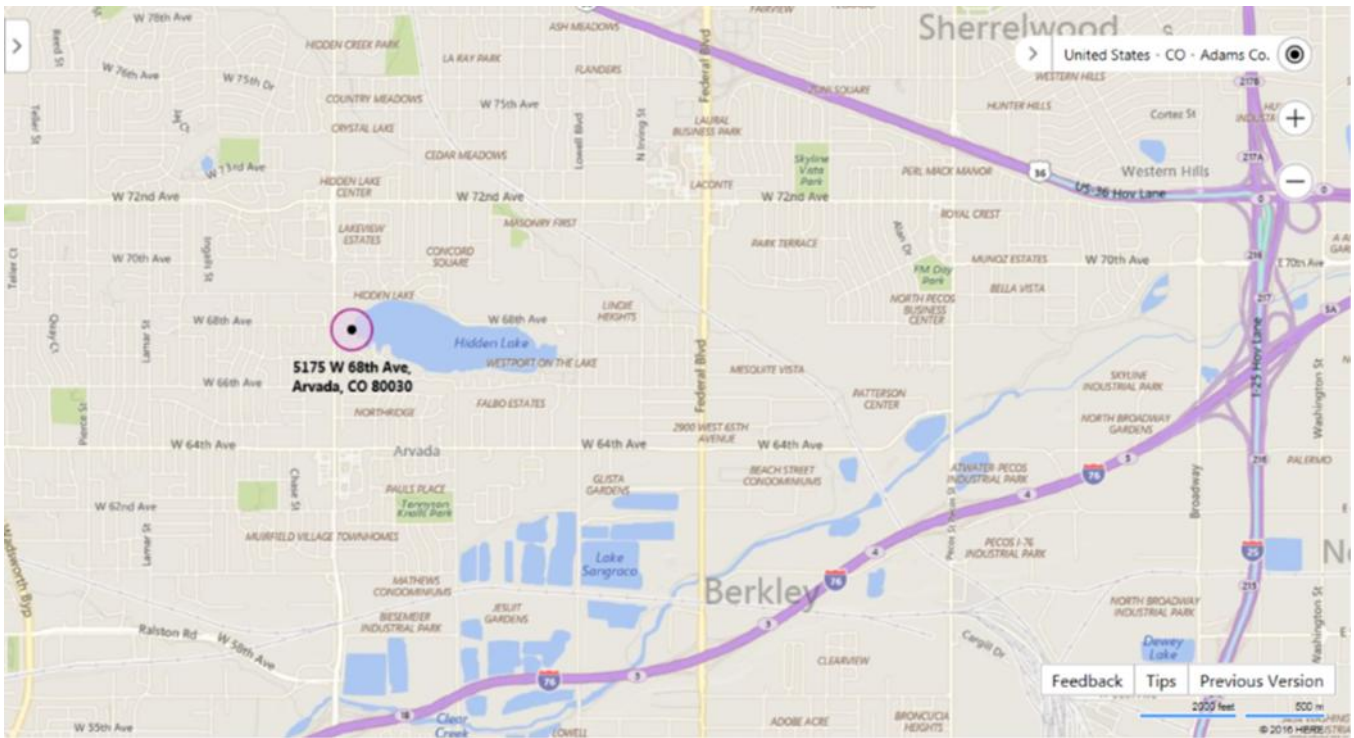
<u>Demographics*</u>	<u>1 Mile</u>	<u>3 Miles</u>
Population	19,270	131,199
Average HH Income	\$66,868	\$62,865
Daytime Employees	3,464	45,202

*Source: CoStar .

This restaurant and bar is located on beautiful Hidden Lake, with stunning views of the 87.8 acre private lake located at the south edge of Westminster, which is surrounded by residences, many with boat docks, along with Westminster High School (North), Westminster Open Space (West) and a park (East). The property is accessed from West 68th Avenue just off and very visible from Sheridan Boulevard. This is one of the few water front restaurants and bars in the entire Denver metro area. This two story 6,352 SF restaurant sits on 1.25 acres and has approximately 75 parking spaces. The main floor consists of a large kitchen with 26 foot hood (two 13' sections), two bathrooms, bar, dining area and large outdoor seating area over-looking Hidden Lake. The lower level has a support kitchen (with dumb waiter), two bathrooms, bar, dining area and large outside seating area. Don't miss this rare water front restaurant opportunity!

For more information call
Shawn Sanborn 303.220.7919 ext. 108

SanbornandCompany.com



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