

RESTAURANT SPACE FOR LEASE OR SALE

403 Jurassic Avenue #A | Fruita, CO 81521



OVERVIEW

- Prime interstate location with excellent visibility and easy access
- Adjacent to a Shell-branded gas station
- Drive-thru service and large dining area
- Ample customer parking
- Multiple tower signs and outstanding frontage
- Attractive, freestanding-style building design
- All existing restaurant equipment included
- Separate parcel with party wall agreement and shared restrooms
- Available immediately for sale or lease
- Showings available with 24-hour advance notice

TRAFFIC COUNTS

State Hwy 340	Raptor Road	13,000 ADT
S Cherry Street	Hwy 30	14,000 ADT

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Current Population	4,800	15,742	19,839
Daytime Population	6,143	13,256	16,170
Average HH Income	\$60,672	\$82,041	\$88,913
Businesses	329	467	577

SALE PRICE: \$1,500,000

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