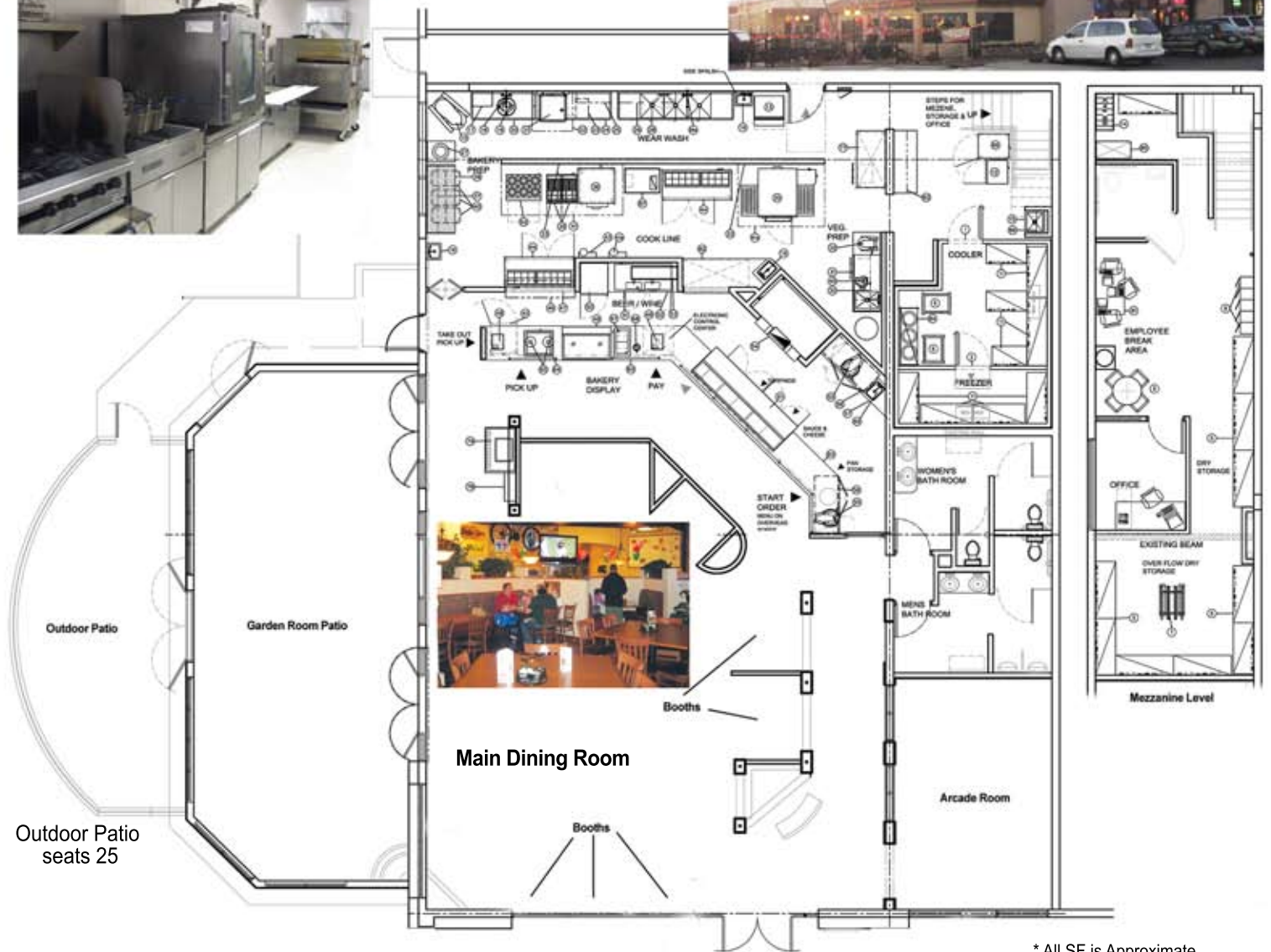


5756 SF Restaurant Facility



Outdoor Patio
seats 25

Qty	EQUIPMENT	Qty	EQUIPMENT	Qty	EQUIPMENT
1	Walk-in Refer/Freezer Comb	1	Pastry & Turnover Machine	1	Advance Tabco Keg Rack
1	Scotsman Soda Ice machine Head		Glycol 6 head Beer System	1	Warming Food Processor
1	Scotsman Ice Machine	1	Safe	2	Win-holt Speed Rack
1	Scotsman Ice Storage Bin	2	4' Stainless Steel Table	1	Desk top Computer
1	Garbage Disposer	1	Brick Pizza Oven	1	video/computer data projector
1	Soiled Dish Table		Shelving	1	Remote drop down projection screens
1	48" Clean Dish Table		Alarm System	Qty FURNITURE & FIXTURES	
1	Fisher pre-rinse unit		Avaya Partner Phone System	7	Hostess podium
1	Three Comp. Pot Sink	2	big screen HDTV's		Upholstered Booths
1	Prep Sink		Double Pizza Oven		Tables and Bases
1	Hobart #A-200 Mixer		Small Equipment 2006	100+	Chairs
1	Hobart Mixer from JR		Security Cameras/Video Surveillance	1	Water Fountain
1	Hobart Electric Convection Oven		Sound System		Lights Fixtures
1	Prep Table w/ Cutting board top	1	Micro Wave		Patio Furniture
1	Crescor Undercounted Holding oven	1	Desk top COMPUTER EQUIPMENT		Pictures & Art
1	True refrigerated Sandwich Prep Table	3	Countertop r/Warmer	Building SIGNS	
1	True Pizza refrigerated Prep Table	1	Accu-Weigh Digital Scale (1)	1	Pizza Sign
1	Federal Pastry Display Case	1	AltoShaam Bread Warmer	1	Pizza Man Sign
1	Glass Door Merchandiser	2	American Range Gas Fryer	2	Logo Signs
2	ColdTech Under counter Refrig (2)	2	Avery Digital Scale (2)	Revention POS System	
1	Imperial Gas 6 burner stove Hot Top	2	ColdTech Glass Door Cooler	1	Office computer
1	Lockwood 6' Proofer	1	Fisher #2310 Pre-Rinse Unit	4	Work touch screen stations
1	Rendell Ice Cream counter insert Freezer	1	Hatco Electric Booster Heat	6	Thermal Printers
1	Dipper well Assembly	1	Hobart Meat Slicer	2	Cook display screens
1	Tabco 5' Stainless Table	2	Type II hood and fan		

* All SF is Approximate

Main Dining Room & Kitchen
(100 seat) = 3842 SF

Party Room (70 seat) = 900 SF

Arcade Room = 300 SF

Mezzanine for employee
lounge, restroom
Secure Mgr Office and dry
storage = 714 SF

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Contact Jim @ 303-501-7550

Prime Restaurant Location

5756 Square Feet Available



Main Dining Room



Just a block south of Walmart on HWY 85/87 behind Applebee's in the heart of the Fountain Valley! **Contact Jim @ 303-501-7550**

This Restaurant facility is located in the heart of the Fountain Valley in the southern part of the Colorado Springs Metro area, adjacent to Fort Carson only 2 miles from the main I-25 gate. Located in the end-cap of a prime center, just a block from Colorado's busiest Walmart. This high-profile facility location is a local favorite for parties. The party room is booked 15-20 days a month and is the only private party room in the area.

Fast Casual Ordering



96,493 residents are within a 5-mile radius. Plus 31,620 daytime population at Fort Carson with 18,500+ active duty.

Favorable Lease Terms with a low CAM are available. Existing equipment will be available at 50% off.

Trade Area Population: 96,493

New residential plans increase population to 209,758

Demographics: 1-Mile 2-Miles 3-Miles

Median Households:

Income: \$51,125 \$54,593 \$50,290

Population: 10,739 42,438 101,402

Fort Carson (1-mile)

Currently: 18,500 Active Duty Troops
30,000 Dependents

Coming Soon: 11,400 Additional Troops
21,300 Dependents

Daytime Population of Ft Carson is **31,620**

Average Daily Traffic Count:

North Bound 20,000

South Bound 19,400



Garden Room for Private Parties