



**2312 West 69th Street, Suite #100**  
Sioux Falls, SD 57108

### PROPERTY HIGHLIGHTS

- Active Quick Service Restaurant (QSR) in a prime location for sublease
- Efficient suite size for several uses
- FF&E is valued by sub landlord at \$40,000, can be purchased or negotiated by subtenant
- Available immediately
- Zoning: C-2
- Building and monument signage available
- Patio seating
- Base rent is flat until 4/30/2029
- Current tenant is open from 10 AM - 2:00 PM. To schedule a tour, please contact the broker for showing instructions

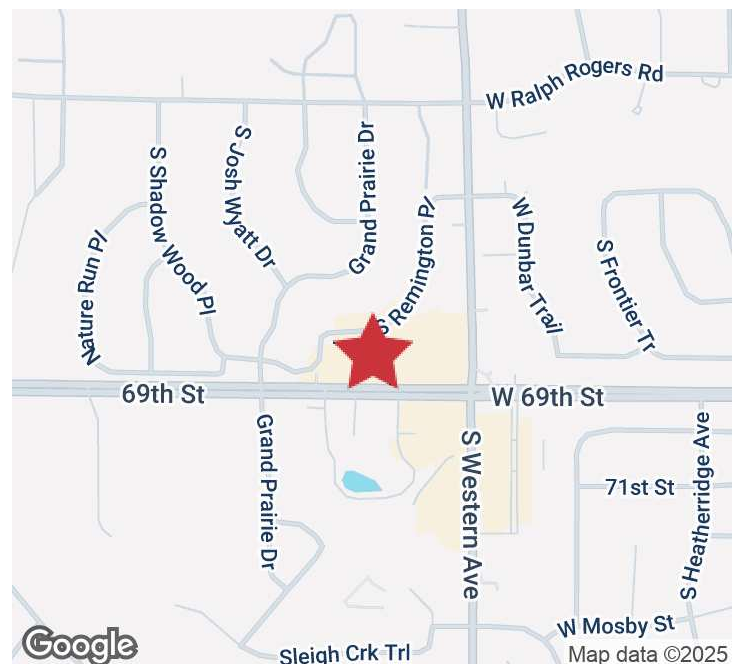
### LOCATION DESCRIPTION

Located on West 69th Street, near Western Avenue in the Remington Pointe Mall. Neighbors include, DaVita, A Perfect 10 Nail & Beauty Bar, Form Fitness, 22TEN Kitchen, Kum & Go, and more.

Traffic for 69th street: 12,700 VPD

Traffic for Western Avenue: 14,500 VPD

|                     |                       |
|---------------------|-----------------------|
| Lease Rate          | <b>\$18.00/SF NNN</b> |
| Estimated NNN's     | <b>\$9.83/SF</b>      |
| Suite 100 Size      | <b>1,875 SF</b>       |
| Sublease Expiration | <b>APRIL 30, 2029</b> |



**MARCUS MAHLEN, CCIM, SIOR**

President

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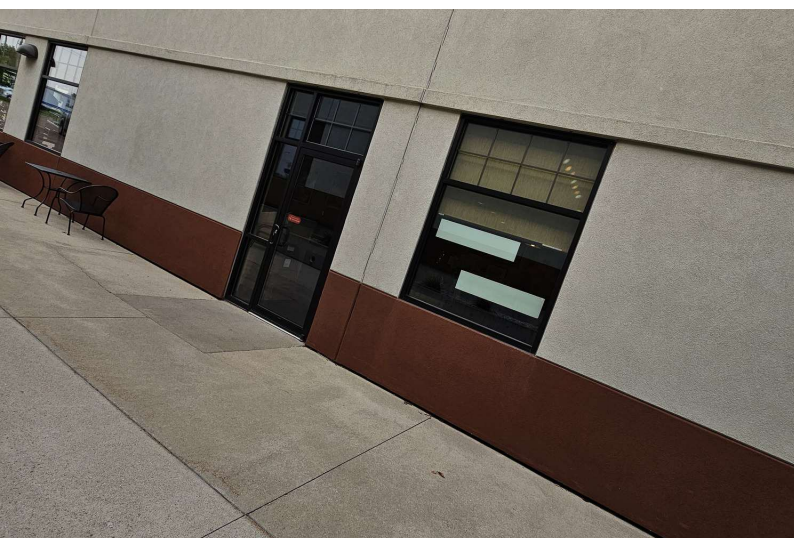


# EXTERIOR PHOTOS

2312 W. 69TH STREET #100  
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FOR SUBLEASE

Restaurant Space



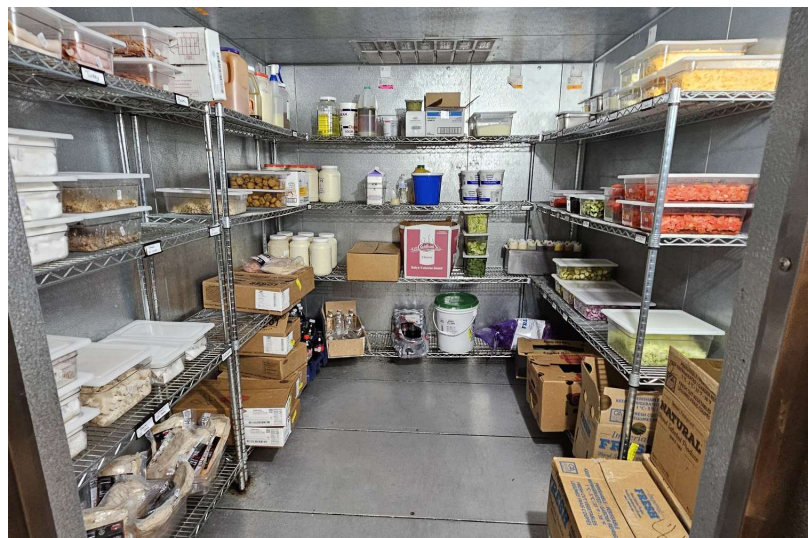


# INTERIOR PHOTOS

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# FOR SUBLEASE

Restaurant Space



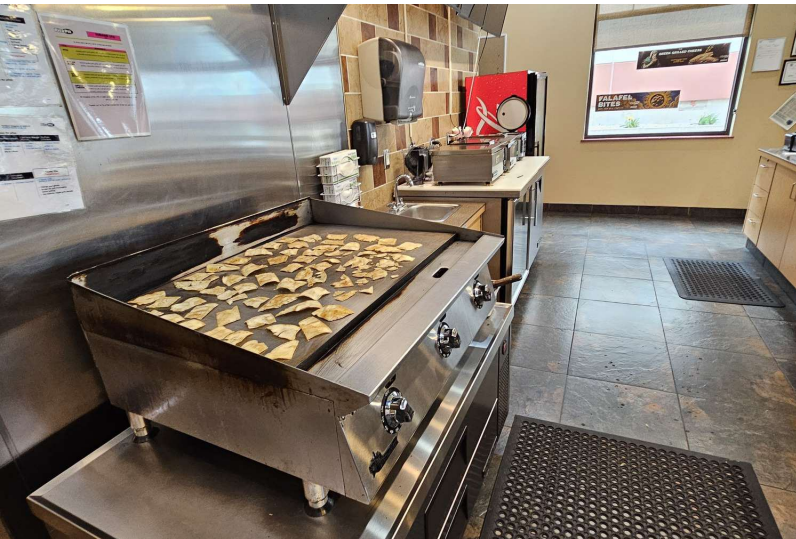


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# FOR SUBLEASE

Restaurant Space





# FF&E AND NNN BREAKDOWN

2312 W. 69TH STREET #100

Sioux Falls, SD 57108

FOR SUBLEASE

Restaurant Space

## Furniture, Fixtures and Equipment (FF&E) List

|                                                                              |                                                    |
|------------------------------------------------------------------------------|----------------------------------------------------|
| 1 - 72" Sandwich table                                                       | 1 - Veggie chopper                                 |
| 1 - 60" Sandwich table                                                       | 1 - Salad shooter                                  |
| 1 - 52" Chef Base                                                            | 1 - Can opener                                     |
| 1 - 36" Star Gas Grill                                                       | 2 - Soup kettles                                   |
| 2 - Roundup Steamer                                                          | 1 - Stereo Receiver                                |
| 1 - Under counter refrigerator display                                       | 1 - Office: computer, monitor and printer included |
| 1 - Under counter freezer                                                    | 1 - Security system: 8 cameras                     |
| 2 - Rice Cookers                                                             | 1 - Ladder/step stool                              |
| 1 - Vitamix smoothie machine with blenders                                   | 1 - Garage can cabinet                             |
| 2 - Par Tech POS Systems with cash drawers/<br>printers/scanners/EMV readers | 1 - Safe                                           |
| 4 - TV Monitors/Menu boards                                                  | 6 - Booth sets with tables                         |
| 1 - Manitawoc Ice Machines                                                   | 5 - 30" x 48" tables                               |
| 1 - CaptiveAire Hood System                                                  | 3 - 30" x 30" tables                               |
| 1 - ANSUL system                                                             | 32 - Dining room wooden chairs                     |
| 1 - Fax and 3 handset phone set                                              | 2 - Kids high chairs                               |
| 1 - Microwave                                                                | 2 - Kids booster seats                             |
| 1 - Walk-in cooler                                                           | 1 - Building Sign                                  |
| 1 - Walk-in freezer                                                          | 1 - 2010 Prius delivery vehicle                    |
| 1 - 5' Nesting table set                                                     |                                                    |
| 1 - Prep sink                                                                |                                                    |
| 1 - Three hole dish sink                                                     |                                                    |
| 1 - Mop sink                                                                 |                                                    |
| 2 - Employee hand sinks                                                      |                                                    |
| 1 - 50 gallon water heater                                                   |                                                    |

### Other Equipment Included:

Mural Package  
All cabinets/counters/sneeze guards  
All small wares to operate  
Shelving for storeroom/freezer/cooler/dishroom

## NNN BREAKDOWN PER MONTH

|               |                  |
|---------------|------------------|
| CAM           | \$838.06         |
| Taxes         | \$594.00         |
| Insurance     | \$104.00         |
| <b>TOTAL:</b> | <b>\$1536.06</b> |

# PARCEL MAP

2312 W. 69TH STREET #100  
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FOR SUBLEASE

Restaurant Space





# LOCATION MAP

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FOR SUBLEASE

Restaurant Space

