

2065 S CHEROKEE STREET

Ground Level Retail Space



3,929 SF Available / First Generation Retail with 140 Units Above



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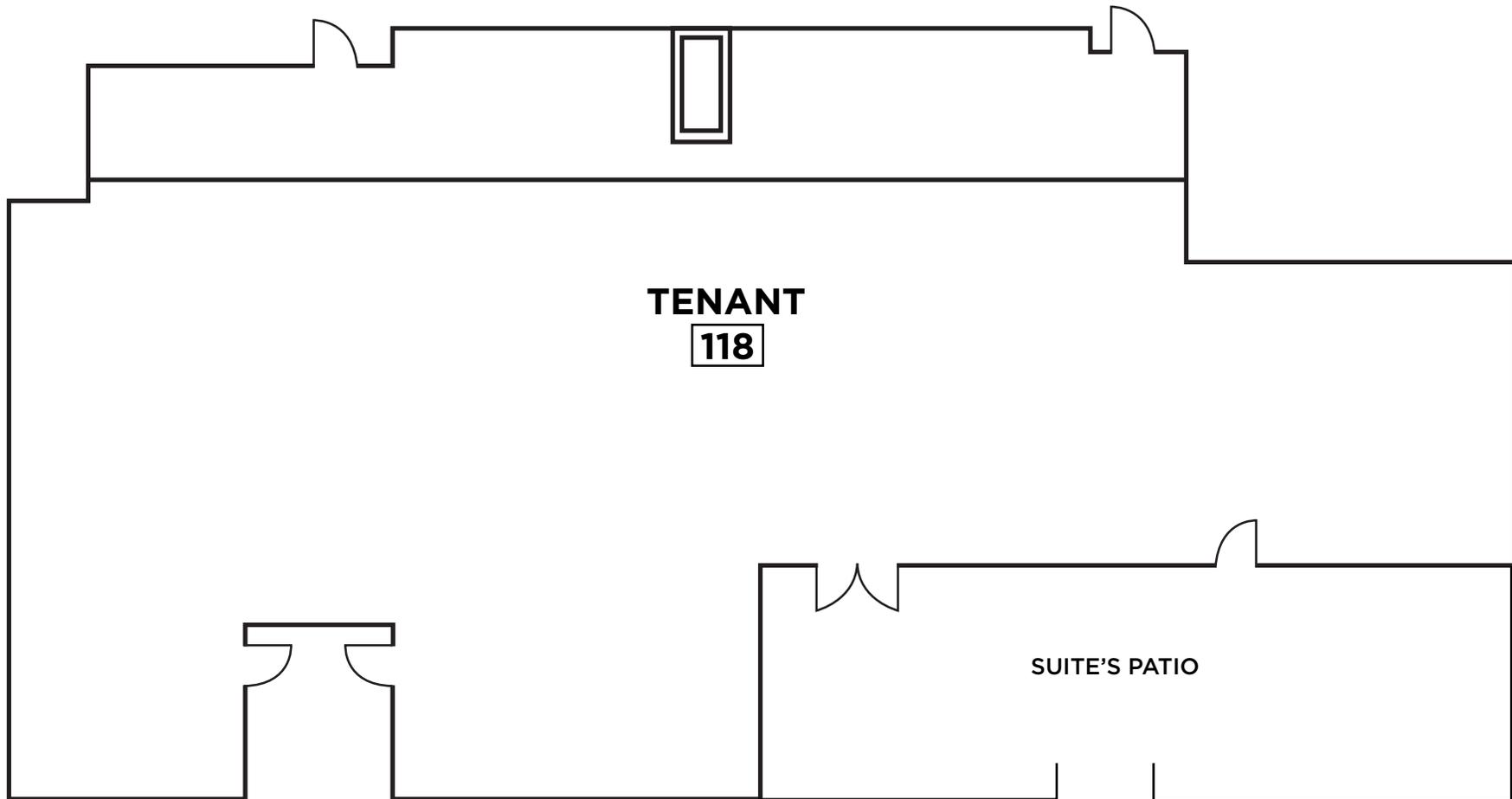
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2065 S CHEROKEE STREET

DENVER, CO



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OVERVIEW

- Available SF: 3,929 SF (demisable into four separate retail spaces)
- Built: 2021
- Zoning: C-RX-8
(Residential Mixed Use, 2 to 8 stories)
- Parking: Street parking
- Asking Rent: Call broker for rate

PROPERTY HIGHLIGHTS

- Newer building with great visibility from S. Santa Fe Drive
- First generation, ground floor retail with 140 residential units above and other businesses within walking distance
- Conveniently situated with direct access to bike lanes, sidewalks, and public transit, including the nearby Evans Station Light Rail



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TRAFFIC

DEMOGRAPHICS

	 POPULATION	 HOUSEHOLDS	 AVERAGE HOUSEHOLD INCOME	 MEDIAN AGE
1 Mile	12,651	5,816	\$145,562	36.6
3 Miles	165,296	72,216	\$142,922	36.2
5 Miles	472,513	219,559	\$120,245	37.0

*Esri, 2023

Vehicles

North-bound S Santa Fe Dr	91,000 VPD
South-bound S Santa Fe Dr	84,000 VPD
W Evans Ave and S Cherokee St	32,000 VPD
Walk Score	72 - Very Walkable
Bike Score	59 - Good Transit
Transit Score	76 - Very Bikeable

*Esri 2023, WalkScore.com



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CALL BROKER FOR PRICING

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