

Former Coffee Shop / Retail Space
FOR LEASE

1605 E Evans Ave, Denver, CO 80210



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PROPERTY OVERVIEW

Former Coffee Shop / Retail Space
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PROPERTY HIGHLIGHTS

- Hard Corner Location
- Free Standing Building
- Former Coffee Shop
- Close Proximity to the Denver University Campus
- Rare vacancy



PROPERTY DETAILS

Building Type: Retail/Freestanding
Bldg Status: Built 2005
Building Size: 2,150 SF
Stories: 1
Land Area: 0.14 AC
Total Spaces Avail: 1
Parking: 10 parking spaces

Floor: P 1st / Suite 100
SF Avail: 2,150 SF
Rent/SF/Yr + NNN: Contact Brokers
Occupancy: May 31, 2021
Term: Negotiable
Type: Direct

OTHER TENANTS





DEMOGRAPHICS

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HOUSEHOLDS

1 MILE	2 MILE	3 MILE
9,725	74,361	226,631

AVG HOUSEHOLD INCOME

1 MILE	2 MILE	3 MILE
\$73,863	\$115,306	\$119,296

MEDIAN HOUSEHOLD INCOME

1 MILE	2 MILE	3 MILE
\$80,327	\$72,339	\$67,297

POPULATION

1 MILE	2 MILE	3 MILE
21,986	156,448	483,982

AVG DAILY TRAFFIC

E Evans Ave
39,064 VPD

S Franklin St
1,769 VPD

1,077 Gilpin St
56,085 VPD