



FOR LEASE

Affordable Office/Warehouse Units For Lease

1015 W Evans Ave | Denver, CO 80223



**Huge Retail Exposure On West Evans Avenue!**

## CONTACT:

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# LEASE OPPORTUNITY | INDUSTRIAL



## 1015 W EVANS AVE

### OFFERING SUMMARY

<b>Unit #AB</b>	4,228 SF
<b>Unit #C:</b>	2,126 SF
<b>Unit #ABC:</b>	6,354 SF
<b>Unit #F:</b>	2,755 SF
<b>Lease Rate:</b>	\$17.00 - 20.00 SF/yr (MG)
<b>Lot Size:</b>	0.75 Acres
<b>Building Size:</b>	19,557 SF
<b>Grade Level Doors:</b>	6
<b>Ceiling Height:</b>	12.0 FT
<b>Year Built:</b>	1982
<b>Zoning:</b>	I-A

### PROPERTY HIGHLIGHTS

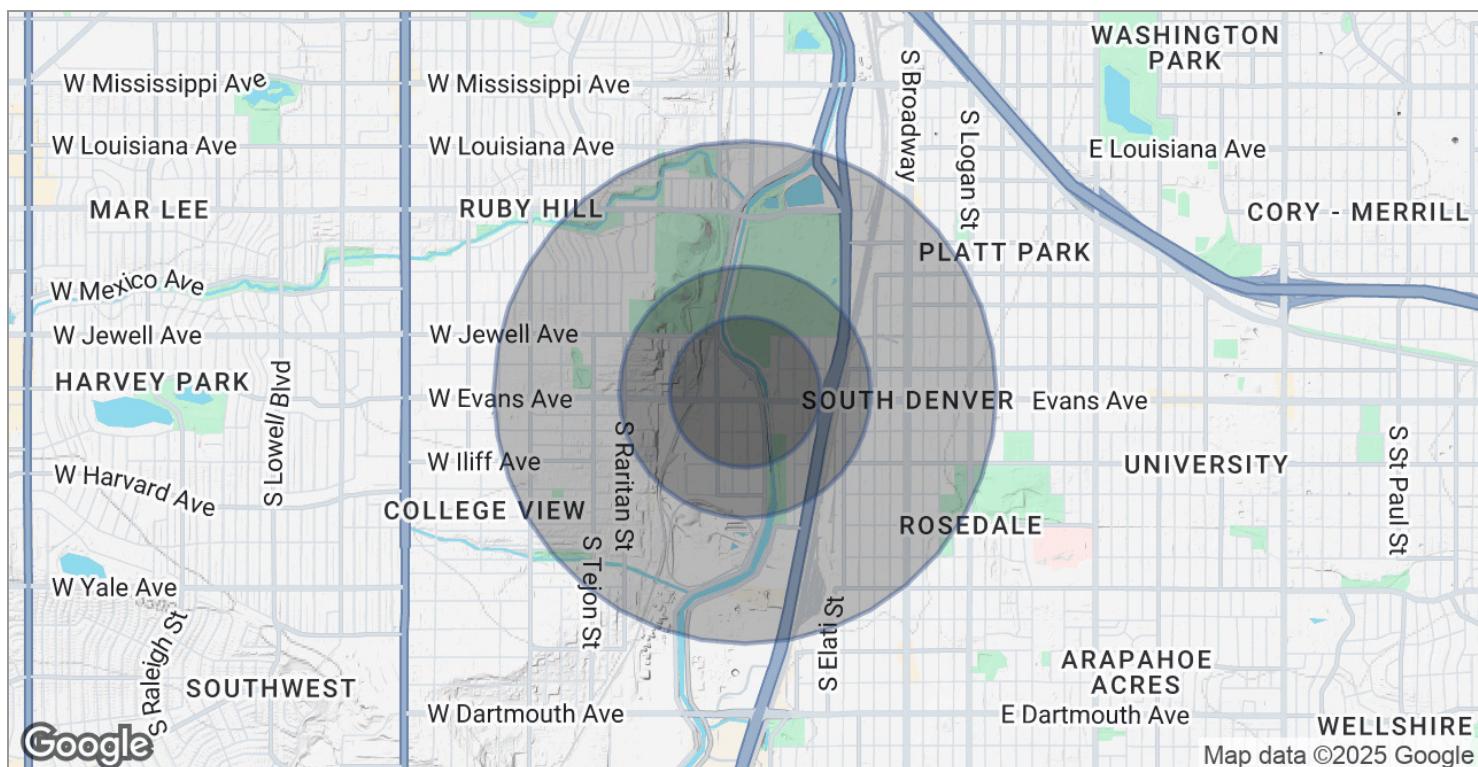
- Affordable office/warehouse units for lease
- Automotive related uses considered
- 10'x10' drive in loading doors
- Zoned I-A industrial in the city and county of Denver
- High traffic counts: 37,603 VPD at W. Evans Ave & S. Jason St
- 2,126 - 6,354 SF available
- Heavy power onsite
- Unit #C has full HVAC

# AFFORDABLE OFFICE/WAREHOUSE UNITS FOR LEASE



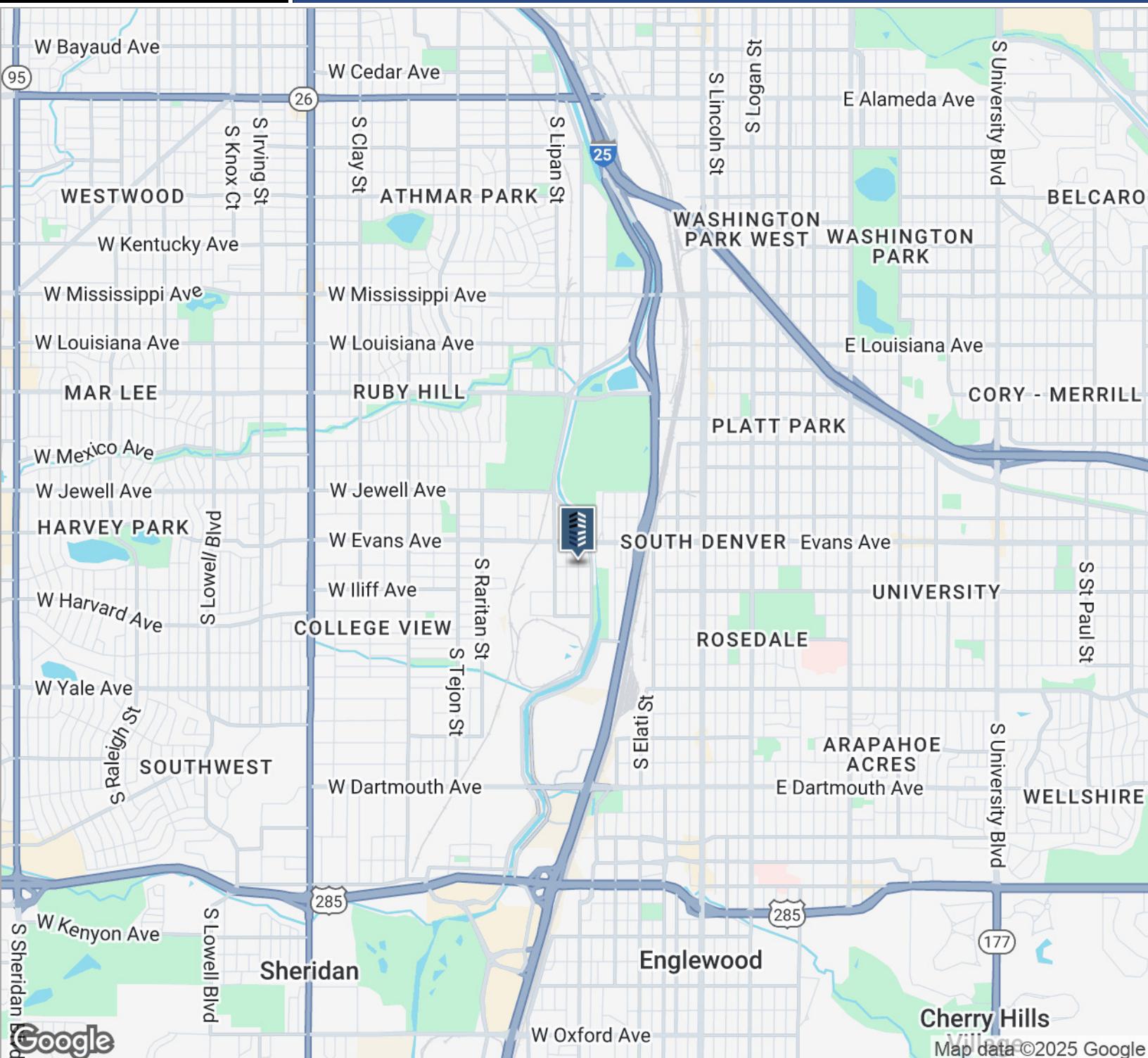
# AFFORDABLE OFFICE/WAREHOUSE UNITS FOR LEASE

	0.3 MILES	0.5 MILES	1 MILE
Total households	81	584	4,394
Total persons per hh	2.2	2.3	2.5
Average hh income	\$128,104	\$141,384	\$128,668
Average house value	\$653,278	\$644,793	\$705,157
	0.3 MILES	0.5 MILES	1 MILE
Total population	179	1,360	10,781
Median age	36	36	37
Median age (male)	36	36	36
Median age (female)	36	36	37



\* Demographic data derived from 2020 ACS - US Census

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