1737 E. Evans Ave.

DENVER, CO 80210

FOR LEASE

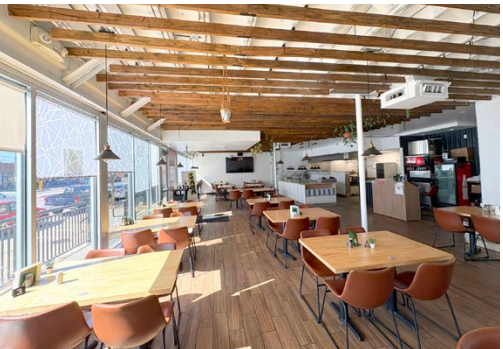
For Lease - 2nd Generation Restaurant
DU Neighborhood

Property Overview

- 2nd Generation Restaurant Space for Lease – Includes hood, grease trap, walk-in cooler, dishwasher, 3-compartment sink, and an outdoor patio area
- Fantastic Location – Freestanding single-tenant retail on the hard corner of E. Evans Ave. & S. Williams St. in the vibrant Denver University neighborhood
- Highly Accessible Location – Just blocks from the high-traffic intersection of E. Evans & S. University and minutes from I-25
- Employee Parking Available – Two dedicated employee parking spaces in addition to street parking
- Large Usable Basement Storage – Significant basement space ideal for storage or back-of-house use (not included in the rentable square footage)

Property Facts

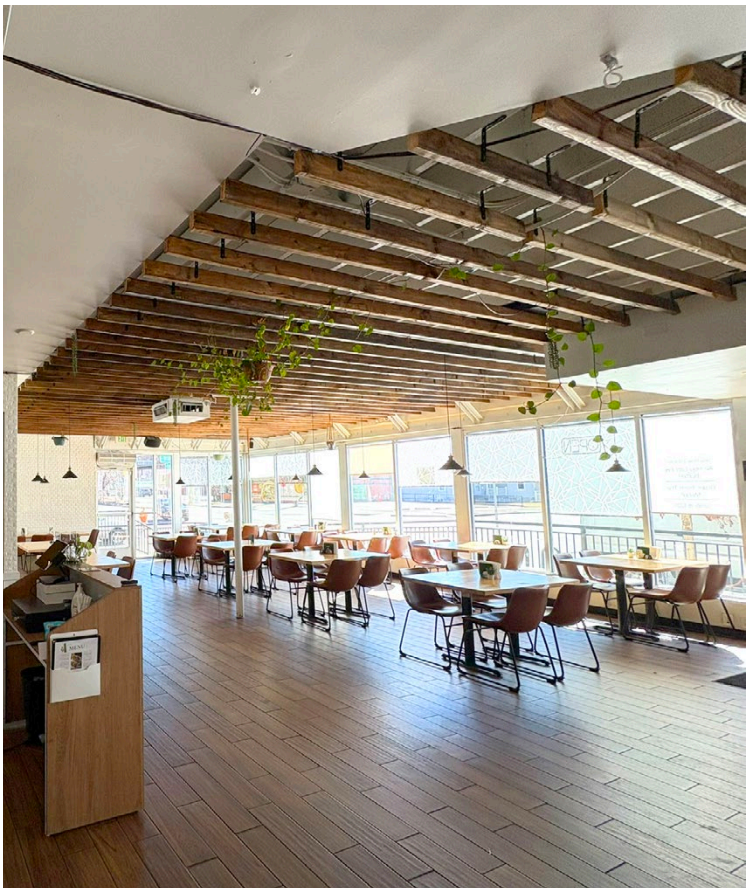
PROPERTY TYPE	RETAIL
BUILDING	3,051 SF
LOT	4,649 SF
ZONING	U-MS-3
POWER	3-PHASE
BUILT	1961
NNN (Est.)	$14.00/SF



NAI Shames Makovsky

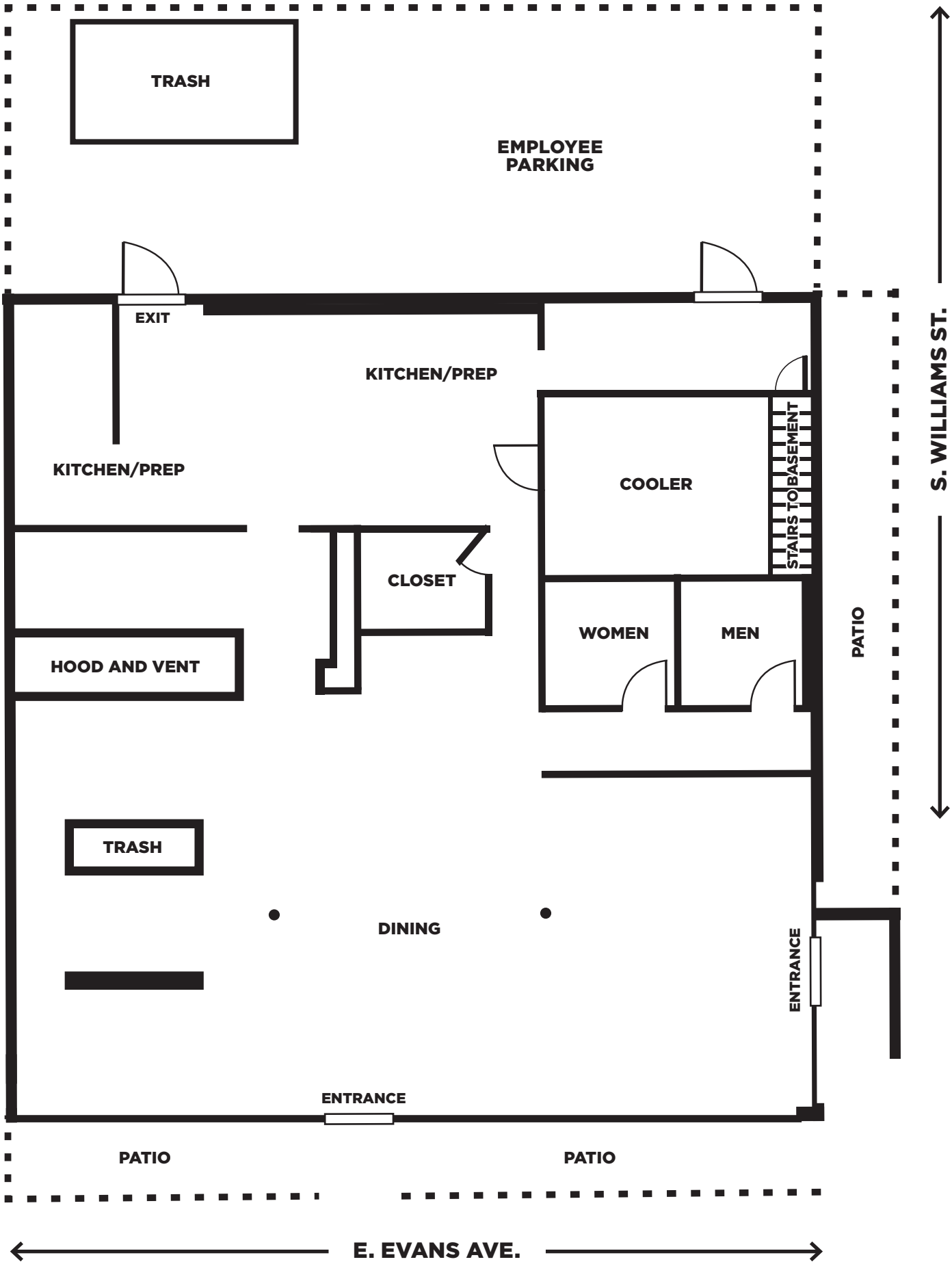
Solomon Stark
(303) 565 3032
sstark@shamesmakovsky.com

Lease Rate:
$28.00/SF NNN



Floor Plan

(NOT TO SCALE)



1737 E. Evans Ave.

DENVER, CO 80210

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

Demographics

	1 MILE	3 MILES	5 MILES
Population	72,218	471,901	1,465,766
Households	32,767	221,667	628,613
Median HH Income	$94,831	$77,689	$82,279
Average HH Income	$130,357	$107,108	$109,016
Daytime Employees	51,662	343,044	960,300

NAI Shames Makovsky

Solomon Stark
(303) 565 3032
sstark@shamesmakovsky.com