

# Office Bldg + Adjacent Lot for Sale



6775 & 6635 E Evans Ave, Denver, CO 80224



**Drone Video**

Aerial Photography: www.AerialDroneClick.com

## 6635 E EVANS AVENUE

**Land Size:** 0.39± AC  
**Zoning:** S-CC-3X  
**Taxes:** \$11,616.24 (2023)  
**Price:** **\$550,000** (\$32/SF-Land)

Incredible opportunity for an office user, investor or redevelopment on East Evans Avenue. Nearly 40,000 vehicles per day driving by the property providing great visibility with a high traffic count. Located directly across East Evans Avenue from the brand new Edera at Highline apartment development (<https://ederaapartments.com/>) and adjacent to numerous major retailers. The 1.33 acre property is the combination of two parcels zoned S-CC-3x in the City and County of Denver. The three story office building will be delivered vacant at closing.

## 6675 E EVANS AVENUE

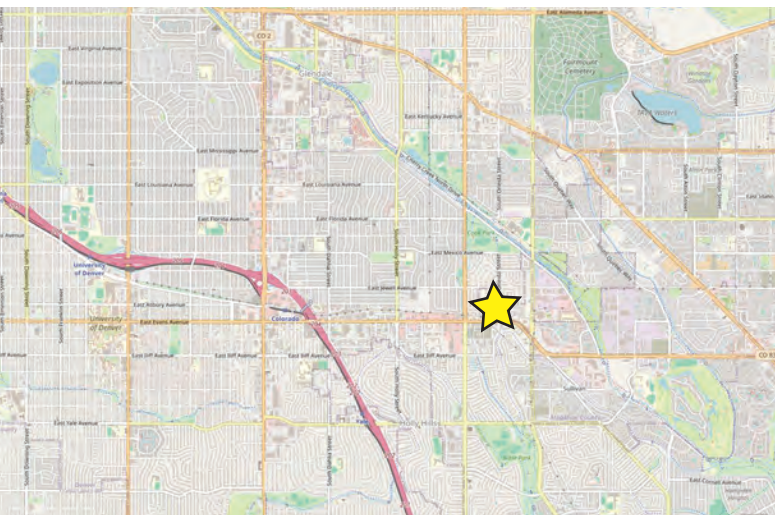
**Building SF:** 24,795± SF  
**Land Size:** .094± AC  
**YOC:** 1973  
**Zoning:** S-CC-3X  
**Curb Cuts:** Three (3)  
**Roof:** Veriso 60 mil TPO roof installed 9/10/2018 with 20-yr transferable warranty  
**Taxes:** \$67,710.76  
**Parking:** 75 Spaces  
**Price:** **\$2,950,000** (\$119/SF)

**Fuller Real Estate**  
 (303) 534-4822  
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**Brokerage Disclosure  
 to Buyer**

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DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	20,134	184,591	437,244
Households	9,292	88,377	207,027
Median HH Income	\$67,147	\$71,187	\$75,387
Median Age	37.60	37.80	38.20
Traffic	39,294 vpd - E. Evans @ Monaco Pkwy		

Source: CoStar

