

# 12,501 sf Lot for Sale

2070 W. Evans Ave  
Englewood, CO 80110

## weststar

WeststarCommercial.com



### A PRIME 0.29-ACRE COMMERCIAL PROPERTY IN THE HEART OF ENGLEWOOD, CO.

Situated on a generous 12,500 sq. ft. lot zoned for retail use, this site offers exceptional potential for redevelopment or investment. The property boasts convenient access to major thoroughfares and is surrounded by established commercial corridors, providing excellent visibility and accessibility for retail operators or service-based businesses.

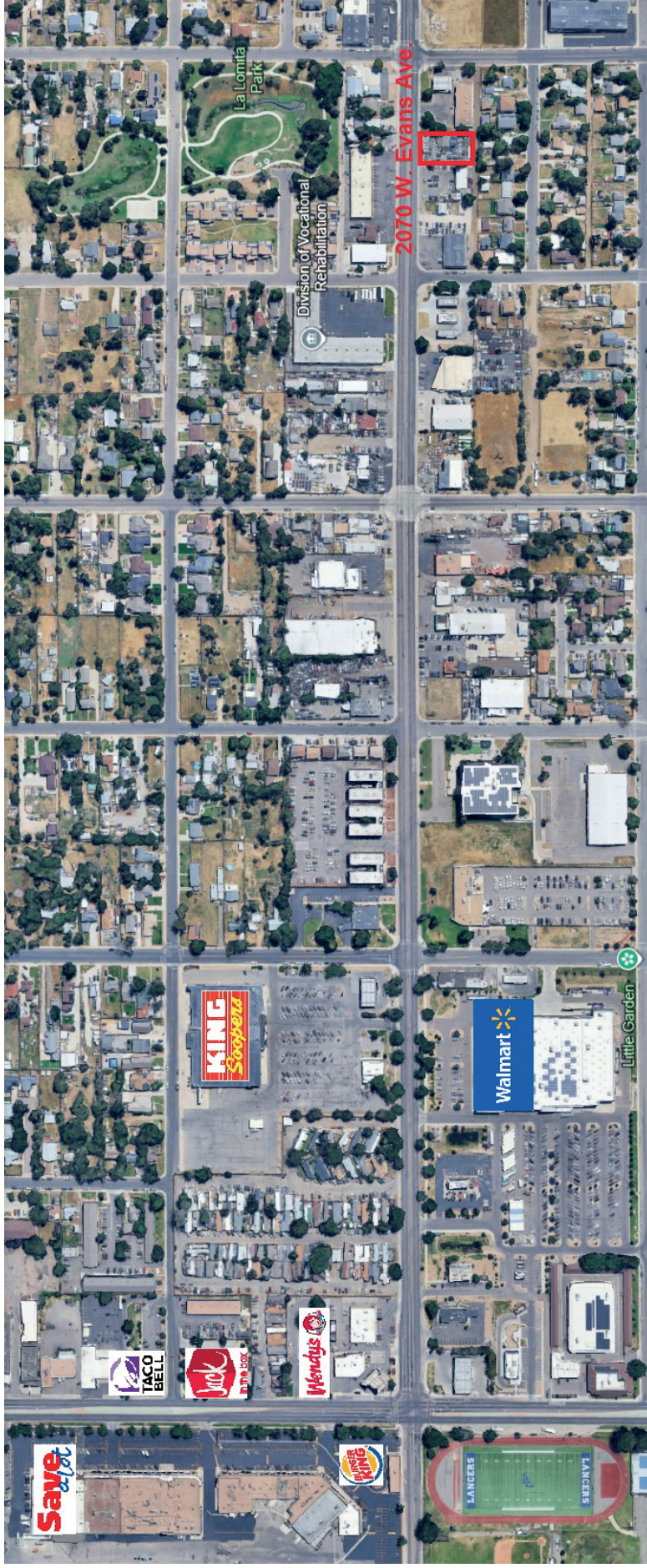
Located along West Evans Avenue with easy right-in/right-out access, this property presents strong appeal for users seeking exposure and convenience in a high-demand area of Arapahoe County. Whether you plan to renovate, lease, or redevelop, 2070 W Evans Ave offers remarkable flexibility and upside in a thriving submarket just minutes from downtown Denver. Zoning also allows for automotive use, adding to the versatility of this opportunity.

**ZONING IS  
MU-B-2**

**OWNER CARRY  
AVAILABLE**

**NEW ASKING PRICE  
\$1,300,000**





## DEMOGRAPHICS:

### Population

2 Mile (67,058)

5 Mile (439,518)

### Household income

2 Mile (\$97,913)

5 Mile (\$104,745)

(Source Costar 10/29/2025)

## TRAFFIC COUNTS:

Over 18,000 vehicles per day  
on W. Evans Ave.

(Source Crexi 10/29/2025)

Information contained herein, while not guaranteed, is from sources believed reliable. Price, terms and information subject to change.

## Lev Cohen

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