

THE OVERLAND

2065 S. Cherokee St., Denver, CO 80223

3,929 SF AVAILABLE | FIRST GENERATION RETAIL WITH 140 UNITS ABOVE



**GROUND LEVEL RETAIL
SPACE FOR LEASE**

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PROPERTY DETAILS

3,929 SF AVAILABLE

AVAILABLE

3,929 SF (demisable into four separate retail spaces)

YEAR BUILT

2021

PRICING

Multiple pricing options available

Base Rent: \$20.00/SF

NNN: \$5.76/SF

\$2,146/month for 1,000 SF

ZONING

C-RX-8 (Residential Mixed Use, 2 to 8 stories)

PARKING

Street Parking, Garage Parking and Parking at the Nearby Evans Station Light Rail Station



PROPERTY HIGHLIGHTS

3,929 SF AVAILABLE

ABOUT THE PROPERTY

- Newer building with great visibility from South Santa Fe Drive
- First generation, ground floor retail with 140 residential units above and other businesses within walking distance
- Conveniently situated with direct access to bike lanes, side walks, and public transit, including the nearby Evans Station Light Rail

TRAFFIC COUNTS

Year: 2023 | Source: Esri, WalkScore.com

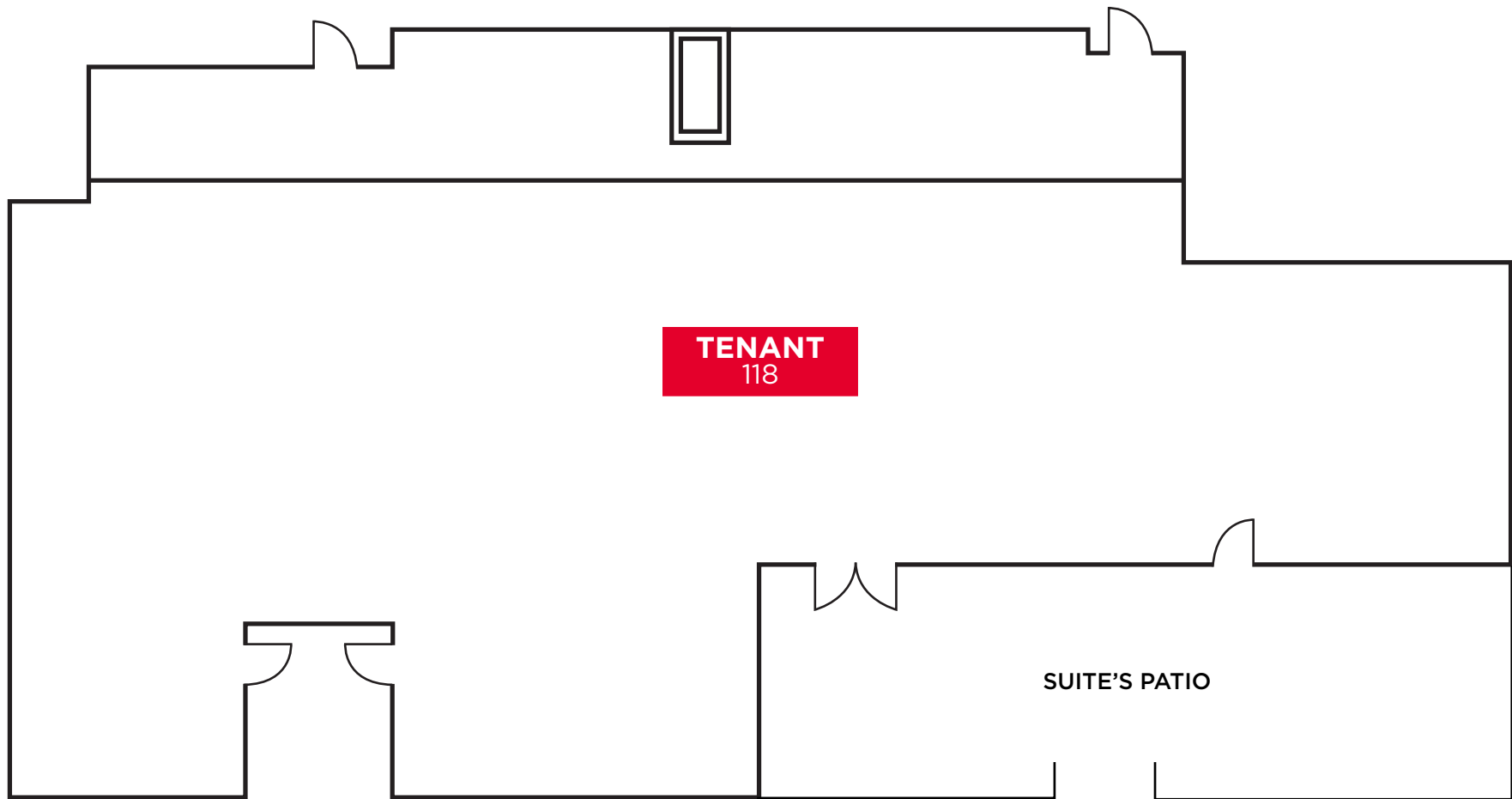
Vehicles

North-bound S. Santa Fe Dr.	91,000 VPD
South-bound S. Santa Fe Dr.	84,000 VPD
W. Evans Ave. and S. Cherokee St.	32,000 VPD
Walk Score	72 - Very Walkable
Bike Score	59 - Good Transit
Transit Score	76 - Very Bikeable



FLOOR PLAN

3,929 SF AVAILABLE



PHOTOS

3,929 SF AVAILABLE



AERIAL MAP

3,929 SF AVAILABLE

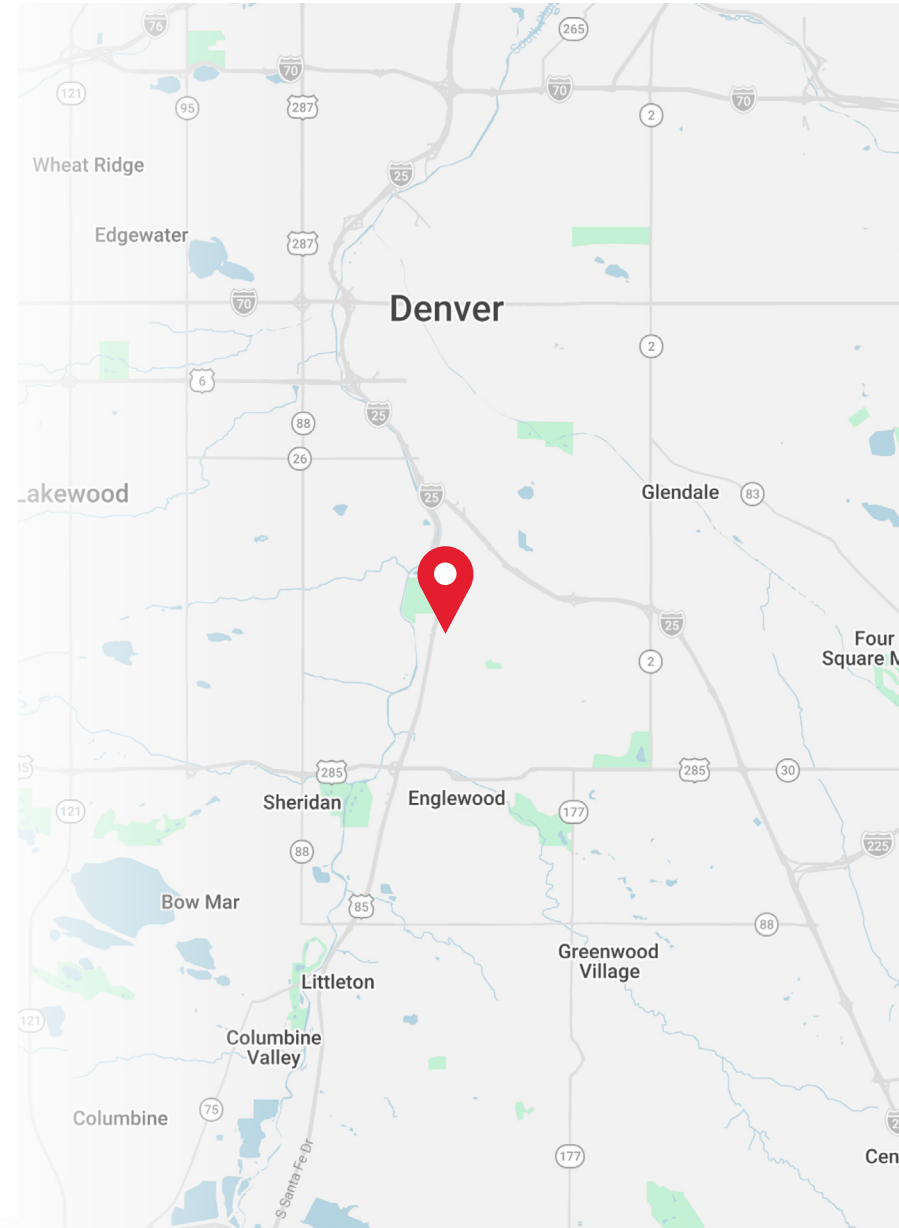


DEMOGRAPHIC HIGHLIGHTS

3,929 SF AVAILABLE

	1 Mile	3 Miles	5 Miles
Population	12,651	165,296	472,513
Households	5,816	72,216	219,559
Average Household Income	\$145,562	\$142,922	\$120,245
Median Age	36.6	36.2	37.0

Year: 2023 | Source: Esri



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