



FOR LEASE

Affordable Office/Whse Units For Lease

1015 W Evans Ave | Denver, CO 80223



Huge Retail Exposure On West Evans Avenue!

CONTACT:

BRAD GILPIN

SENIOR VICE PRESIDENT

303.512.1196

bgilpin@uniqueprop.com

UNIQUE PROPERTIES

400 S. BROADWAY

DENVER, CO 80209

(p) 303.321.5888

(f) 303.321.5889

WWW.UNIQUEPROP.COM



1015 W EVANS AVE

OFFERING SUMMARY

Suite #AB	4,228 SF
Suite #E	6,223 SF
Lease Rate:	\$14.00 - 17.00 SF/yr (MG)
Lot Size:	0.75 Acres
Building Size:	19,557 SF
Grade Level Doors:	6
Ceiling Height:	12.0 FT
Year Built:	1982
Zoning:	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
- 4,228 - 6,223 SF available
- Heavy power onsite
- Unit #AB is wide open shop space with a single restroom
- Unit #E has about 500 SF of office plus a full kitchen (includes a hood and grease trap)

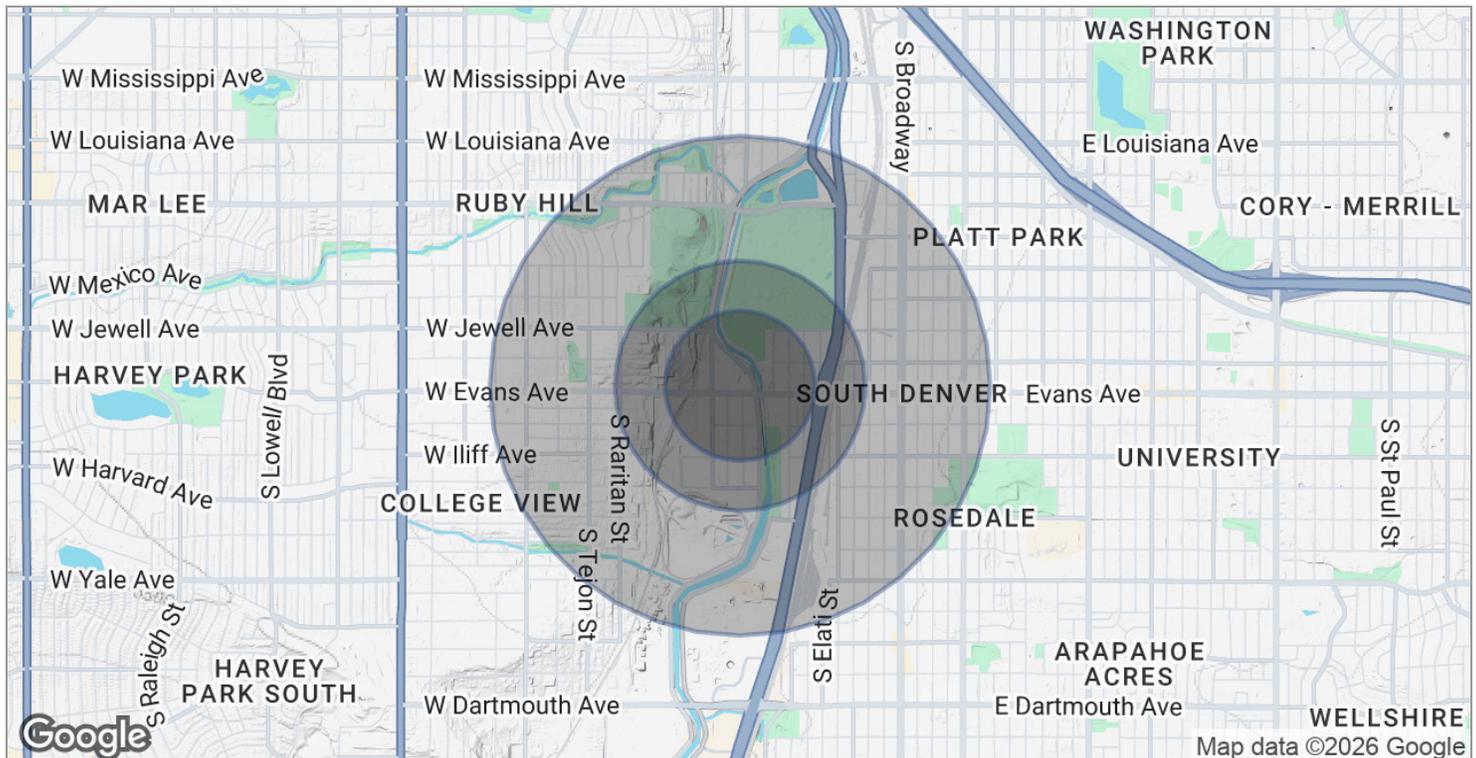
AFFORDABLE OFFICE/WAREHOUSE UNITS FOR LEASE



AFFORDABLE OFFICE/WAREHOUSE UNITS FOR LEASE

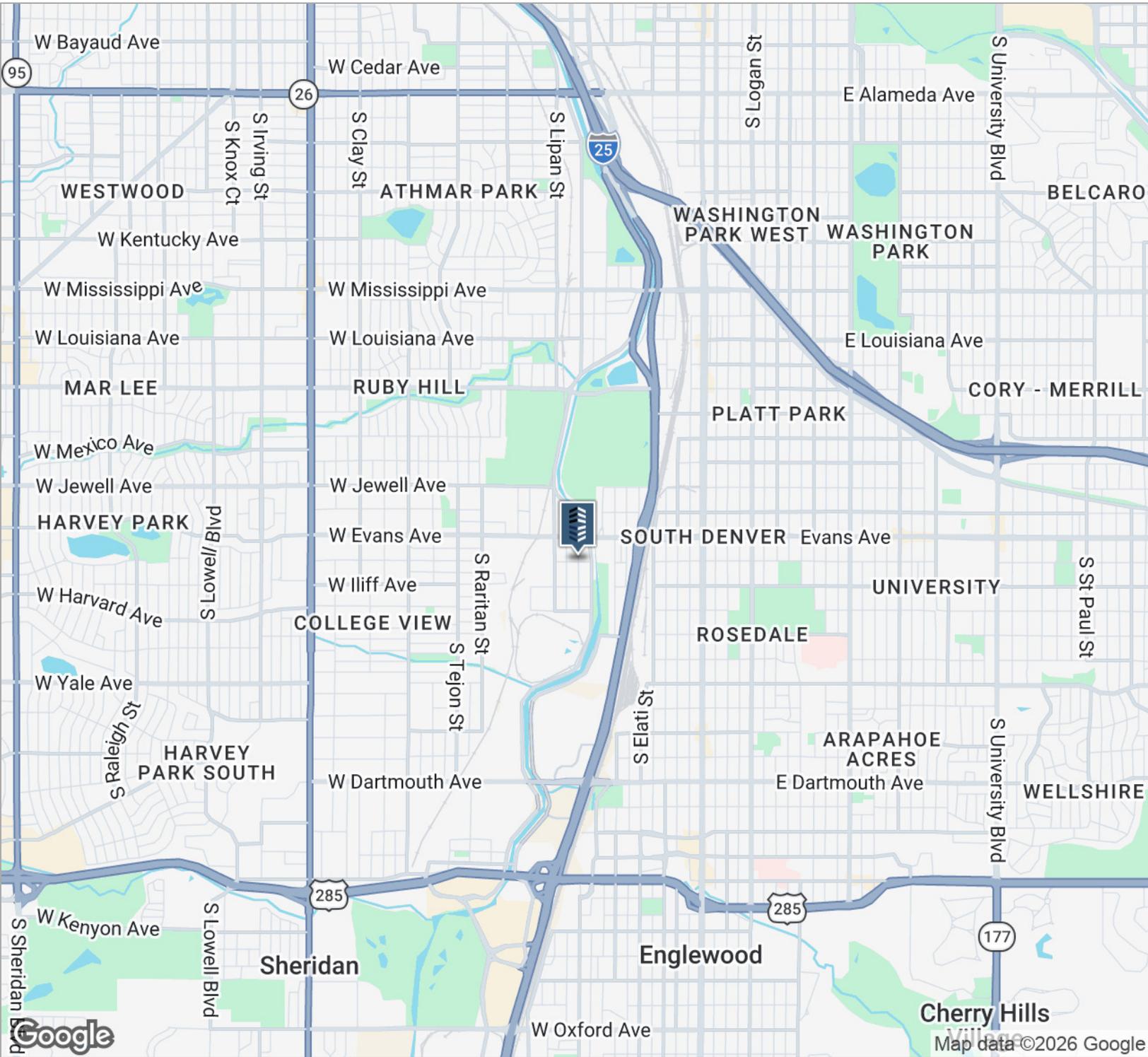
	0.3 MILES	0.5 MILES	1 MILE
Total households	81	584	4,394
Total persons per hh	2.2	2.3	2.5
Average hh income	\$128,104	\$141,384	\$128,668
Average house value	\$653,278	\$644,793	\$705,157

	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

AFFORDABLE OFFICE/WAREHOUSE UNITS FOR LEASE



CONTACT:

BRAD GILPIN
SENIOR VICE PRESIDENT
303.512.1196
bgilpin@uniqueprop.com

The information contained herein was obtained from sources believed reliable; however, Unique Properties makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.