

LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

Retail Space Near DU For Lease

1715 E. Evans Ave., Denver, CO 80210



www.FullerRE.com



Size:	3,100± SF
YOC:	1923
Parking:	20 for the center behind the building
Zoning/Uses:	U-MS-3 Retail Uses
Lease Rate:	\$24.00/SF NNN
Est. NNN's:	\$10.00±/SF
Payment:	Est. \$8,783/mo. (\$6,200 rent + \$2,583 NNN's)

Located between Franklin Ave. & the DU Campus, this corner unit storefront offers tremendous visibility on E. Evans Avenue. with both automotive and foot traffic. The unit offers two roll-up doors in the front for ambiance and one in the rear for deliveries.

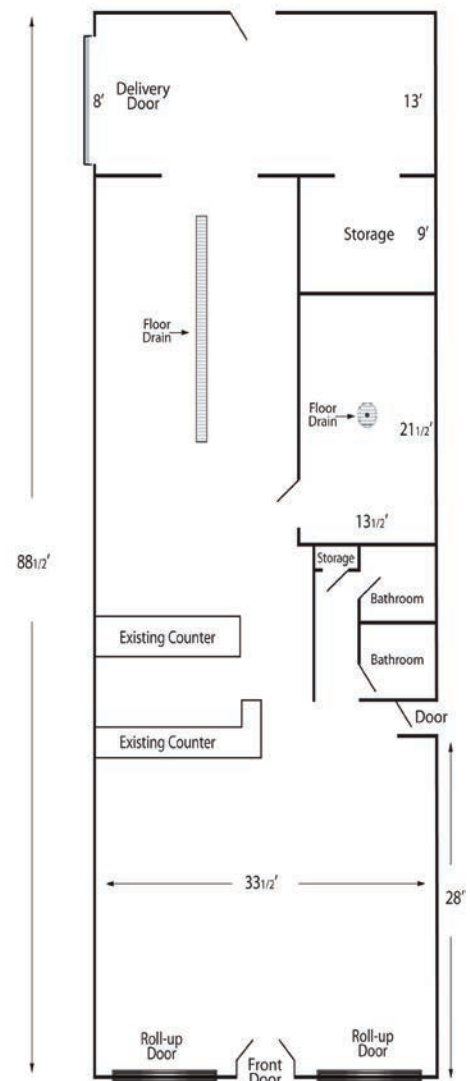
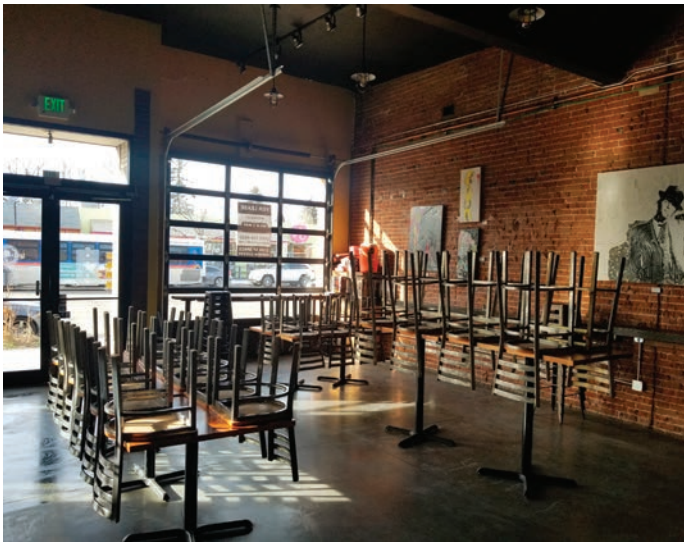
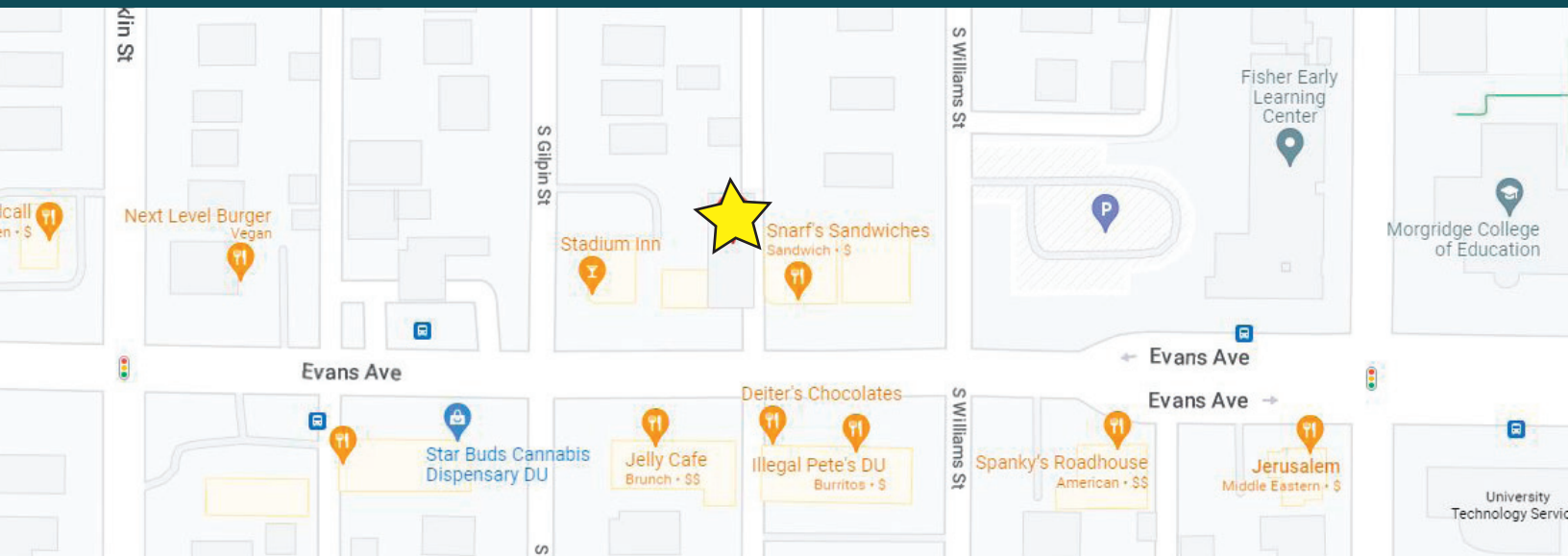


Parking Behind the Building

Fuller Real Estate
(303) 534-4822

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Disclosure](#)

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Floorplan to be used as a visual representation only and may not be totally accurate.