

# 2,903 sf End Cap Space for Lease | Assistance League Plaza

6265 East Evans Avenue, Denver, Colorado 80222



**Asking Rate: \$18.00 psf NNN**



6795 E TENNESSEE AVE, STE 601, DENVER, CO 80224

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**Tim Hakes**

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**Lev Cohen**

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A rare opportunity of a 2,903 sf End Cap space has recently opened for Lease in the Assistance League Plaza strip center located on E Evans Avenue in Denver, Colorado just west of S Monaco Pkwy. This property has high visibility from both east and west directions from the dense traffic counts averaging 39,294 vpd to 45,872 vpd. Established neighborhoods in surrounding areas combined with a huge newly constructed apartment community on twelve acres of land (formerly the old K-Mart center) on Monaco and Evans affords a potential strong customer base. Most recently, new construction of a gas station/convenience store, QuikTrip, and a newly renovated McDonald's are adjacent to the property. Further, entrance off and onto I-25 from Evans is only a few moments away heading west on Evans. This End Cap space for lease is an opportunity well worth looking into. Please give us a call for more information.

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## AREA SUMMARY

### Average Daily Traffic Counts (2022)

E Evans Ave at S Leyden St W	42,717 VPD
E Evans Ave at S Leyden St E	45,872 VPD
E Evans Ave at S Monaco Pkwy W	39,294 VPD

Area Demographics (2023)	1-Mile	3-Miles	5-Miles
Avg HH Income	\$94,341	\$103,866	\$105,583
Avg Est Population	18,991	180,342	439,173

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Sources: demographics, CoStar Realty Information, Inc | traffic, Traffic Metrix

*Please don't hesitate to give us a call for more information about this available rare End Cap Space for Lease*

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**weststar**

## PROPERTY HIGHLIGHTS

- High daily traffic count both directions on E Evans Ave ◀
- Dense populations growing and in near vicinity ◀
- Avg HH income range approx \$94,300 to \$105,500 1-5 mi ◀
- Minutes from the Cherry Creek Shopping Center ◀
- A popular well-established retail strip center ◀
- Center clearly visible from E Evans Ave in both directions ◀
- Access to north & south I-25 moments west of center ◀

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