

ALEXAN EVANS STATION

Evans Ave & Broadway, Denver, Colorado



FEATURES

- **3,300 SF (can demise) of restaurant/retail space available for lease**
- **Join co-tenant F45 and SweatHouz**
- **30 retail parking spaces on site**
- **Average household income of \$179,890 within 1-mile radius of the site**

CONTACT

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All information to be independently verified.

DEVELOPER

TCR
TRAMMELL CROW
RESIDENTIAL

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2024 SUMMARY	1 MILE	3 MILE	5 MILE
POPULATION	14,218	161,616	467,723
AVERAGE HOUSEHOLD INCOME	\$179,890	\$140,534	\$133,138
EMPLOYEES	11,265	94,366	340,489
BUSINESSES	1,158	8,905	27,435

ESRI, 2024

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