

FOR LEASE

1,555 SF RETAIL SPACE



1135 E Evans Ave, Suite 102, Denver, CO 80210

Property Highlights

- » Prime NWC corner of Downing & Evans surrounded by the University of Denver and the Platt Park Neighborhood
- » Strong signalized intersection with over 30,000 cars per day
- » 19 parking spaces on-site
- » Restrooms in each unit
- » New flooring, HVAC, LED lighting, exterior paint and much more!

Property Details

Availability	1,555 SF
Building Size	4,815
NNN	~\$10.00/SF
Year Built	1938

Lease Rate: \$38.00/SF NNN

For more information:

DAN PREVEDEL
303-945-5697
dan@malmancre.com

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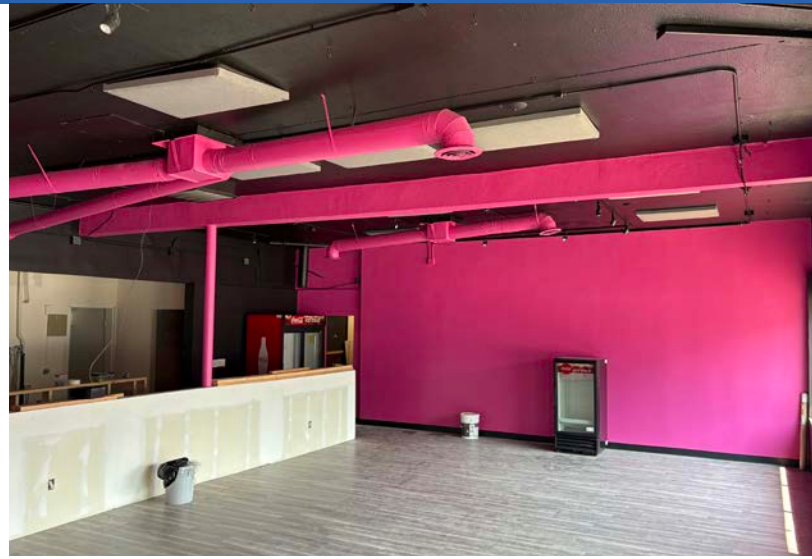
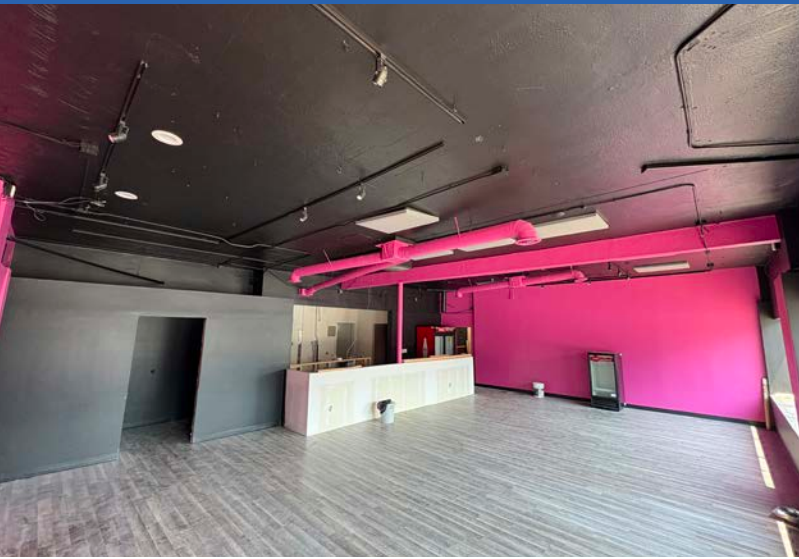


For more information:

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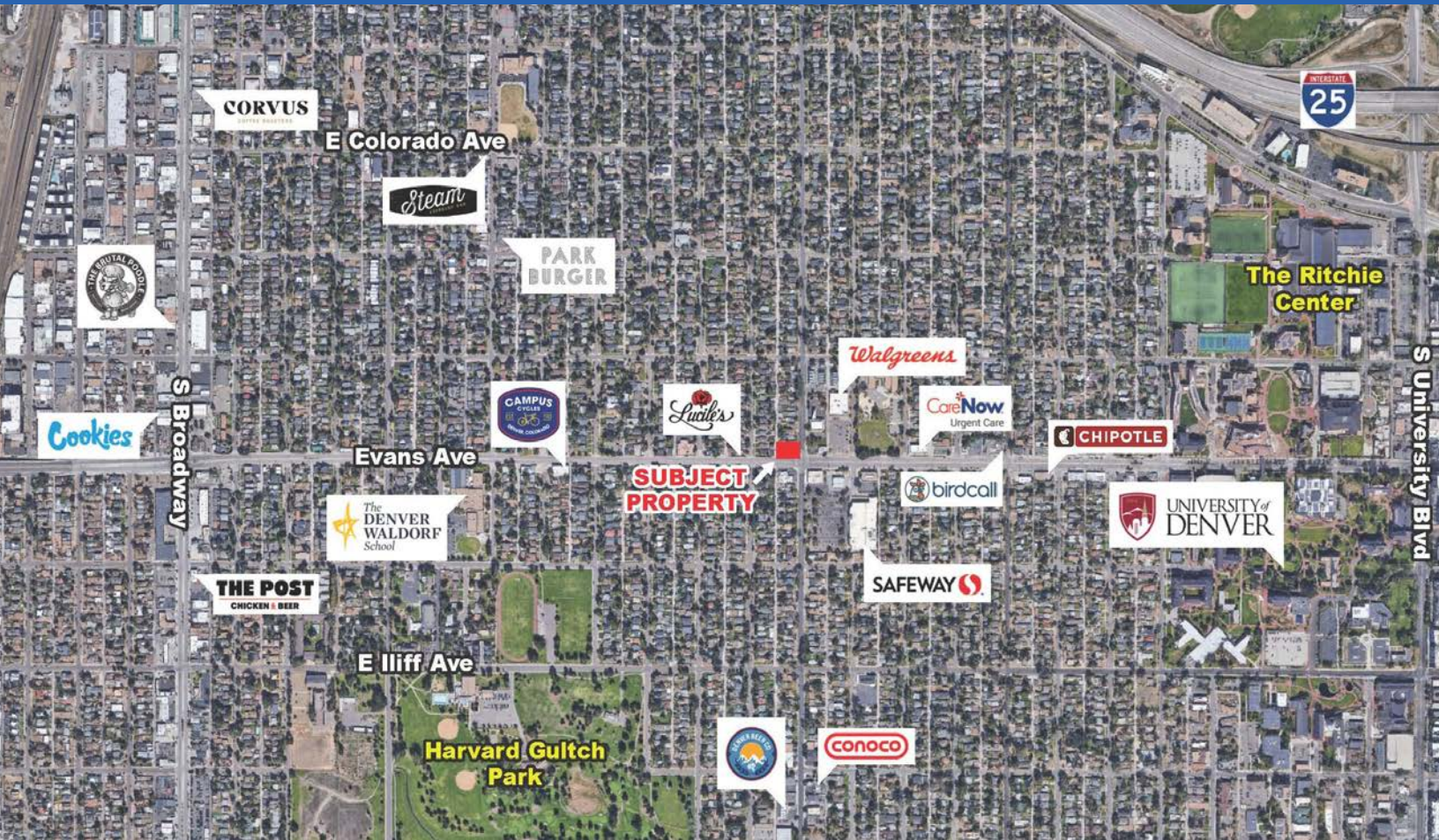


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Location Highlights

- » Surrounded by an established mix of restaurants, retailers, services and neighborhood businesses
- » Strong daytime population supported by DU students, faculty, staff and nearby employers
- » Dense surrounding residential base provides built-in neighborhood customer traffic
- » Convenient access to the University of Denver RTD Light Rail Station
- » Approximately six miles from Downtown Denver

Lease Rate: \$38.00/SF NNN



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