



FOR LEASE

Affordable Office/Whse Units For Lease

1015 W Evans Ave | Denver, CO 80223



Huge Retail Exposure On West Evans Avenue!

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1015 W EVANS AVE

OFFERING SUMMARY

Suite #AB	4,228 SF
Suite #E	6,354 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 - 6,354 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)

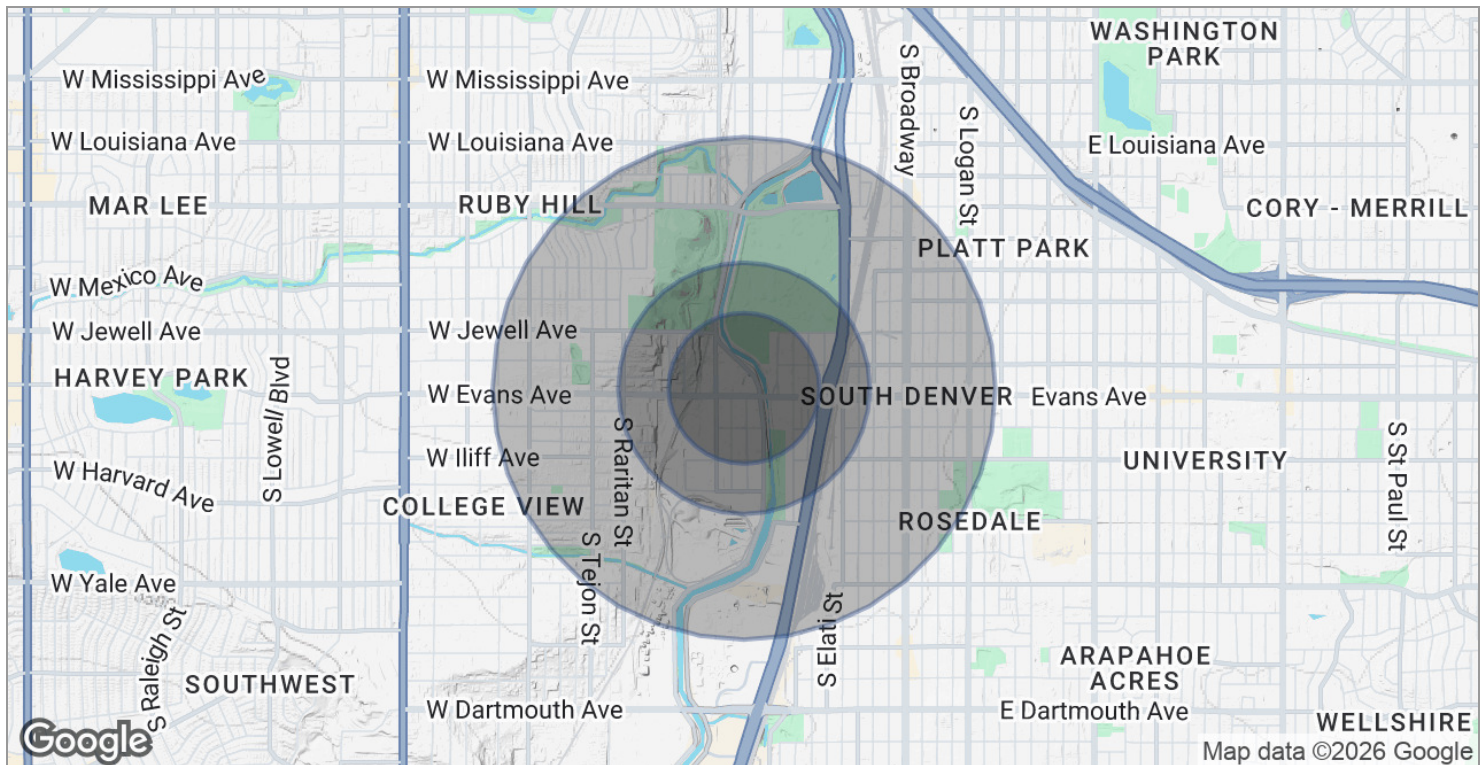
AFFORDABLE OFFICE/WAREHOUSE UNITS FOR LEASE



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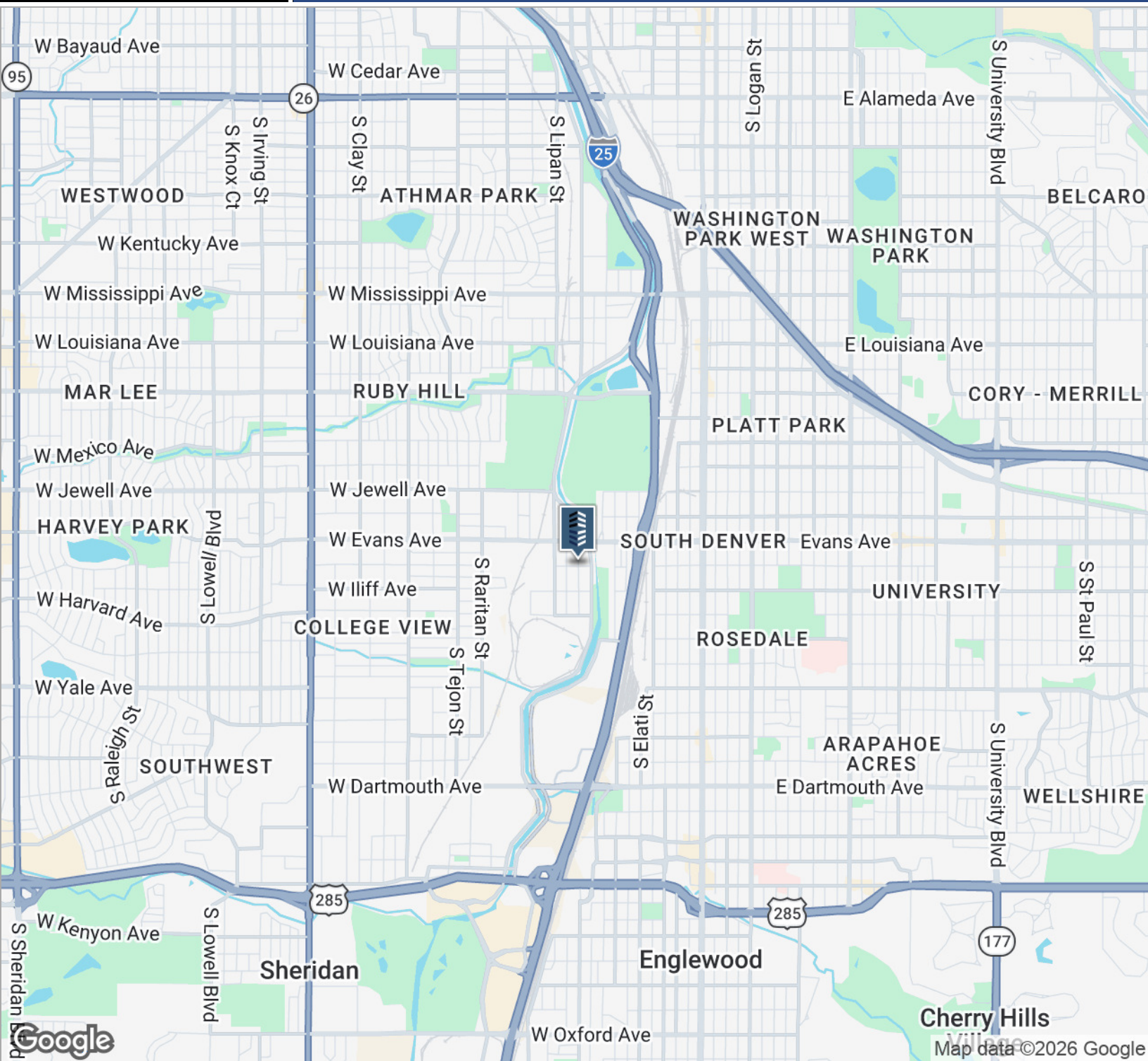
	0.3 MILES	0.5 MILES	1 MILE
Total households	81	584	4,394
Total persons per hh	2.2	2.3	2.5
Average hh income	\$128,104	\$141,384	\$128,668
Average house value	\$653,278	\$644,793	\$705,157

	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

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