



FOR LEASE

Warehouse Units With HVAC For Lease

1015 W Evans Ave | Denver, CO 80223



Huge Retail Exposure On West Evans Avenue!

CONTACT:

BRAD GILPIN

SENIOR VICE PRESIDENT

303.512.1196

bgilpin@uniqueprop.com

UNIQUE PROPERTIES

400 S. BROADWAY

DENVER, CO 80209

(p) 303.321.5888

(f) 303.321.5889

WWW.UNIQUEPROP.COM



OFFERING SUMMARY

Suite #C	2,126 SF
Suite #E	6,223 SF
Zoning:	I-A
Lease Rate:	\$14-19 SF/yr (MG)
Lot Size:	0.75 Acres
Building Size:	19,557 SF
Grade Level Doors:	One 10'x10'
Ceiling Height:	12.0 FT
Year Built:	1982

PROPERTY HIGHLIGHTS

- Open warehouse space with a single restroom.
- Automotive related uses considered
- 10'x10' drive in loading door
- Zoned I-A industrial in the city and county of Denver
- High traffic counts: 37,603 VPD at W. Evans Ave & S. Jason Street
- 2,126 SF available for just \$3,366/mth plus utilities.
- 6,223 SF available for just \$7,260/mth plus utilities.
- Full HVAC throughout.
- Heavy power available.

AFFORDABLE WAREHOUSE UNIT WITH HVAC FOR LEASE



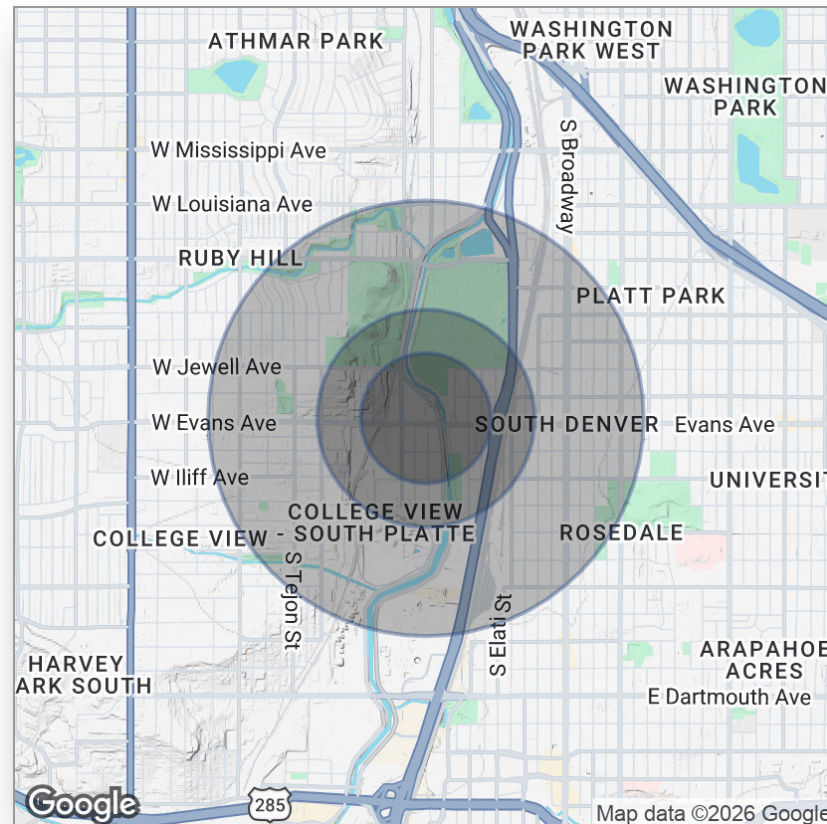
AFFORDABLE WAREHOUSE UNIT WITH HVAC FOR LEASE

	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

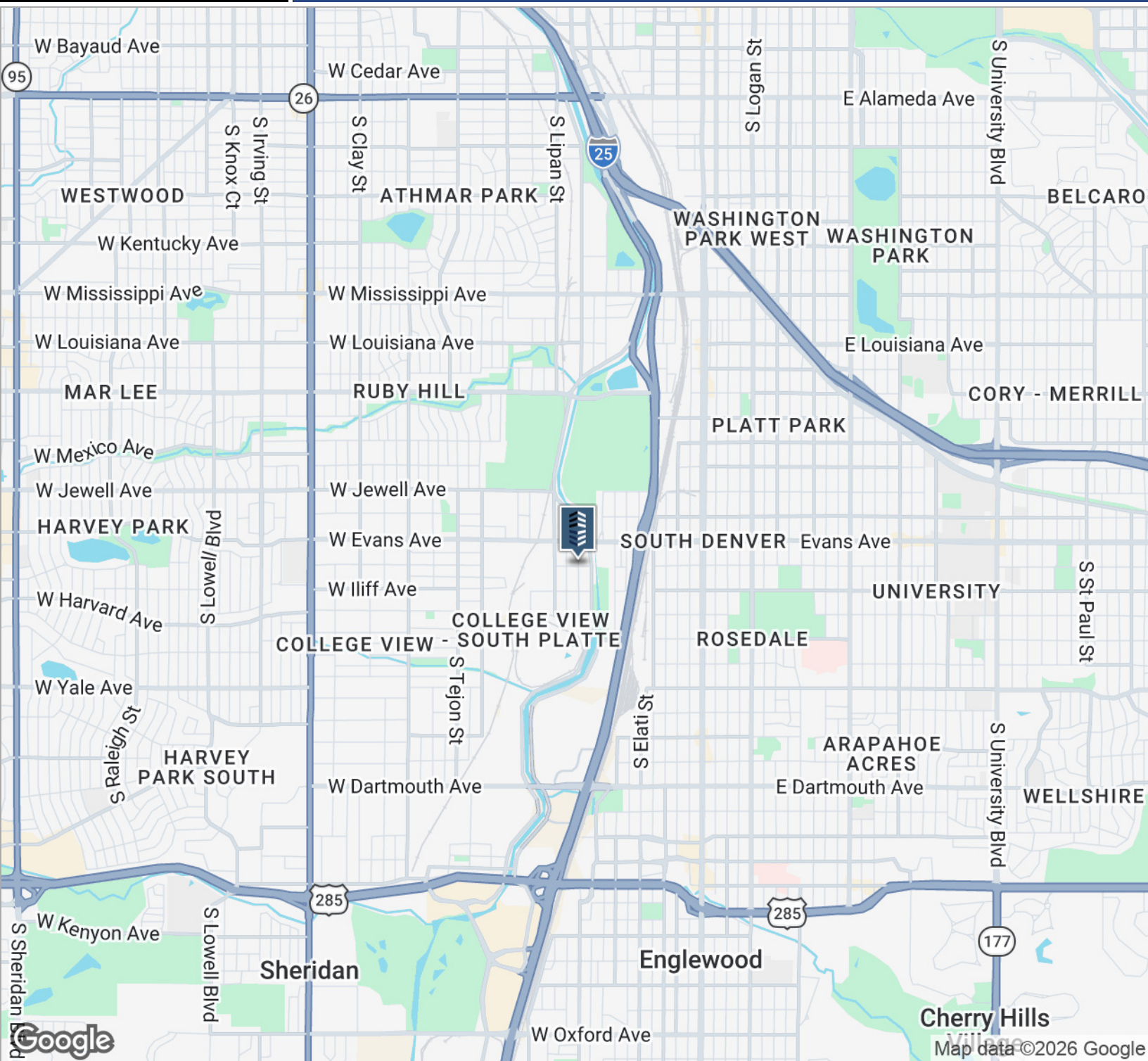
About Denver

Denver is Awesome!



* Demographic data derived from 2020 ACS - US Census

AFFORDABLE WAREHOUSE UNIT WITH HVAC FOR LEASE



CONTACT:

BRAD GILPIN
 SENIOR VICE PRESIDENT
 303.512.1196
 bgilpin@uniqueprop.com

The information contained herein was obtained from sources believed reliable; however, Unique Properties makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.