



FOR LEASE

Warehouse Unit With HVAC For Lease

1015 W Evans Ave | Denver, CO 80223



Huge Retail Exposure On West Evans Avenue!

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UNIQUE PROPERTIES

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OFFERING SUMMARY

Suite #C	2,126 SF
Zoning:	I-A
Lease Rate:	\$19.00 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.
- Full HVAC throughout.
- Heavy power available.

AFFORDABLE WAREHOUSE UNIT WITH HVAC FOR LEASE



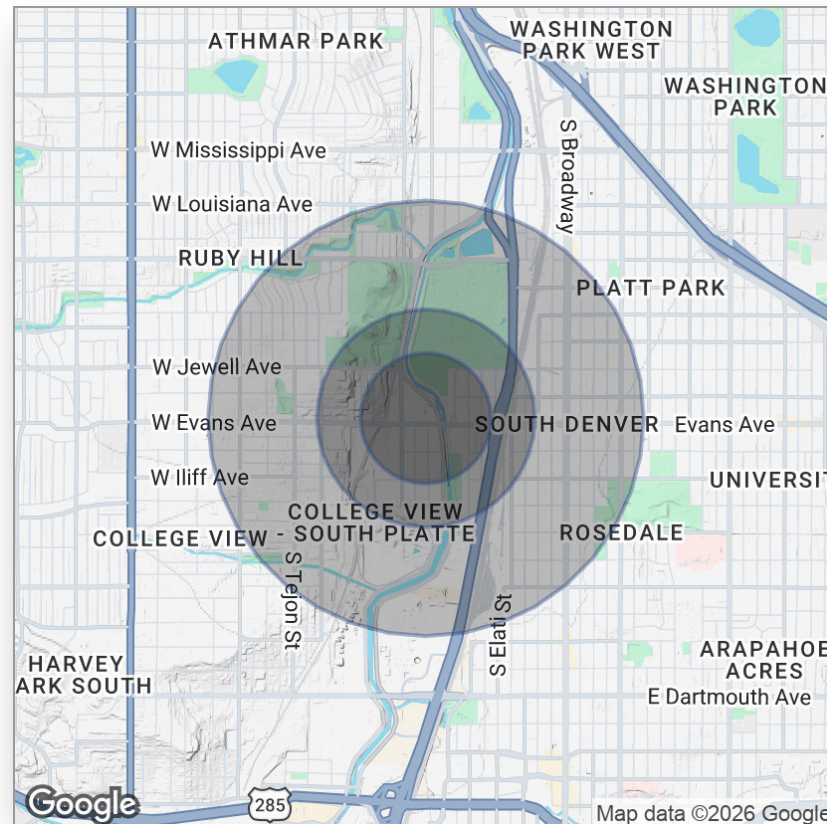
AFFORDABLE WAREHOUSE UNIT WITH HVAC FOR LEASE

	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

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* Demographic data derived from 2020 ACS - US Census



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