

FOR LEASE OR SALE

NEC Evans Avenue & Monaco Parkway | 6501 E Evans Avenue, Denver, CO



DEMOGRAPHICS

POPULATION



1 Mile:	18,286
3 Mile:	174,906
5 Mile:	428,486

EMPLOYEES



1 Mile:	8,153
3 Mile:	82,824
5 Mile:	259,501

AVG. HH INCOME



1 Mile:	\$116,237
3 Mile:	\$133,940
5 Mile:	\$148,114

HOUSEHOLDS



1 Mile:	8,462
3 Mile:	86,260
5 Mile:	208,286

TRAFFIC COUNTS



Evans e/o Monaco:	39,936 vpd
Monaco at Evan:	24,144 vpd

OVERVIEW:

- **Building Size:** Approximately 1,744 SF
- **Land Size:** Approximately 26,277 SF
- **Lease Price:** \$11,000 / month NNN
- **Sale Price:** \$1,500,000
- **Real Estate Taxes:** \$18,509.39
- **Zoning:** S-CC-3X
- Landlord will consider a building lease or ground lease

HIGHLIGHTS:

- Excellent hard corner site
- High traffic intersection
- Strong retail corridor
- Available pole sign on Evans Avenue
- Close proximity to I-25

For more information, contact:

Rich Otterstetter
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SITE

**UNIVERSITY OF
DENVER**
START FROM A HIGHER PLACE
11,797 Students
678 Faculty

**NATURAL
GROCERS**
Total Wine
SPIRITS • BEER & MORE

**WINE
WICH**
MADgreens
Eat better.

TARGET
Tanera
READ
JOANN
CLOTHING & HOME DECOR

**KING
Snoopers**

**WHOLE
FOODS**

**THE
HUMAN
HUMAN**

**FAMILY DOLLAR
ACE
Hardware**

noodles
Company

BEST BUY
ROSS
DRESS FOR LESS
PETCO **DSW**

DSE

Rekins

McDonald's

KFC

RTD

KOKORO
QUICK DELICIOUS JAPANESE FOOD

Dairy Queen

**KING
Snoopers**

Michaels

ULTA

PETSMART

Marshalls

**KING
Snoopers**

**HOBBY
LOBBY**

STARBUCKS

Walgreens

DOLLAR TREE

**CHOZE
FITNESS**

SAFEWAY

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