

AVAILABLE FOR SUBLEASE

DENVER MEDICAL SPACE

5925 E Evans Avenue, Unit 100, Denver, CO 80222



CONTACT

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PROPERTY OVERVIEW

- 3,689 SF available for sublease
- Great signage opportunity along Evans Ave
- Fully built-out veterinary space with 5 exam rooms, kitchenette, ADA restroom
- 12 designated parking spaces

DEMOGRAPHICS

POPULATION



1 Mile:	17,900
2 Mile:	84,594
3 Mile:	175,892

EMPLOYEES



1 Mile:	11,441
2 Mile:	44,068
3 Mile:	76,051

AVG. HH INCOME



1 Mile:	\$129,403
2 Mile:	\$121,673
3 Mile:	\$141,971

HOUSEHOLDS



1 Mile:	8,127
2 Mile:	39,894
3 Mile:	80,629

TRAFFIC COUNTS



Evans e/o Holly:	45,480 vpd
Evans e/o Monaco:	43,488 vpd
Holly n/o Evans:	17,201 vpd

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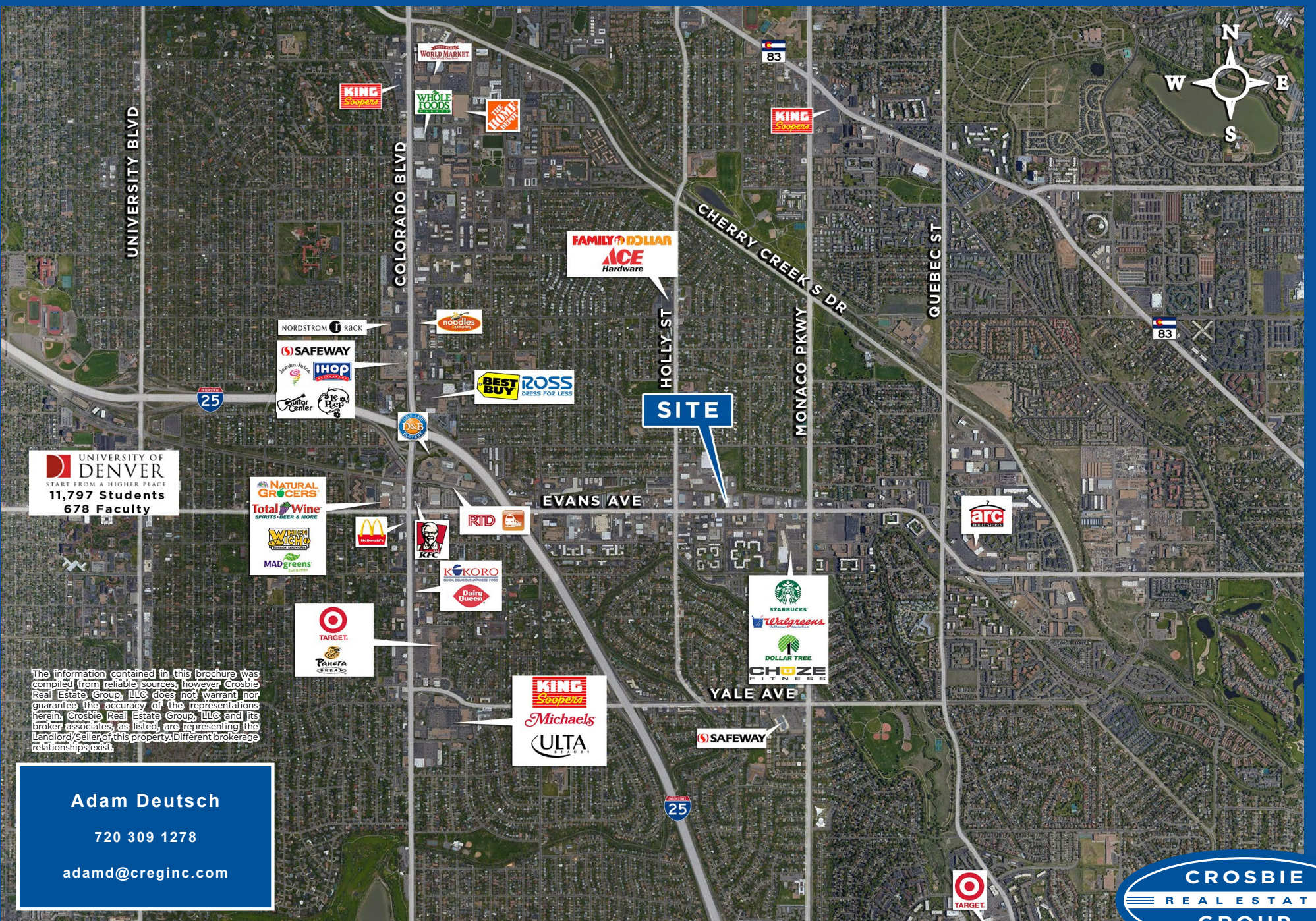
INTERIOR & EXTERIOR PHOTOS



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