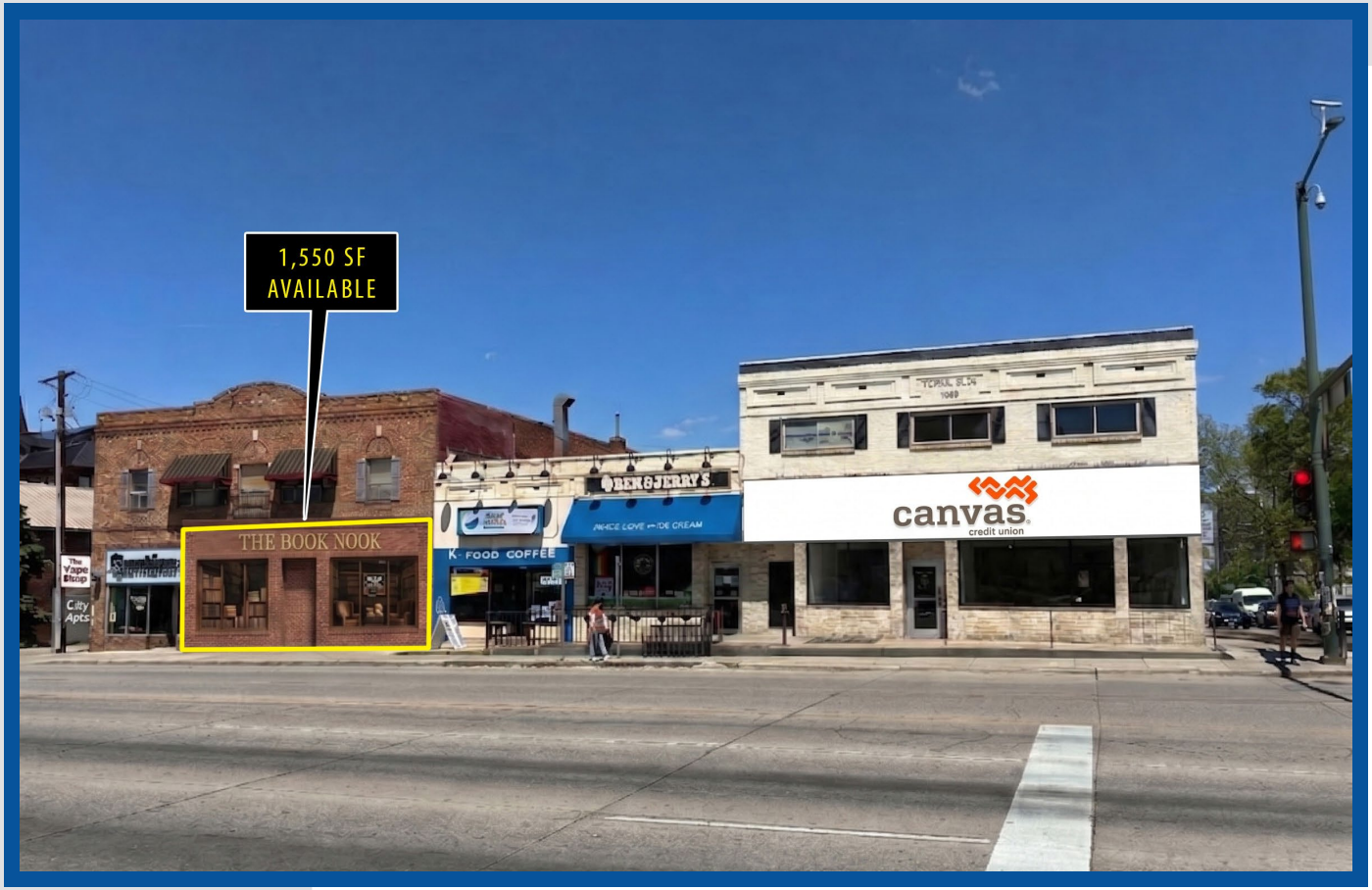
EVANS & UNIVERSITY RETAIL

2335 E Evans Avenue, Denver, CO 80210



DEMOGRAPHICS

POPULATION

1 Mile:	21,722
2 Mile:	76,981
3 Mile:	156,918

DAYTIME POPULATION

1 Mile:	7,664
2 Mile:	39,908
3 Mile:	105,130

AVG. HH INCOME

1 Mile:	$170,287
2 Mile:	$174,032
3 Mile:	$162,263

HOUSEHOLDS

1 Mile:	9,340
2 Mile:	36,391
3 Mile:	77,810

TRAFFIC COUNTS

University n/o Evans: 41,373 vpd

Evans w/o University: 30,928 vpd

CONTACT

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PROPERTY OVERVIEW

- 1,550 SF available
- Close proximity to University of Denver
- Great visibility to campus
- Strong foot traffic

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