



OVERVIEW

Highly visible retail space for lease in small center anchored by Sherwin Williams. Excellent location, with easy access off of I-25 with a 40,000+ daily traffic count.

Great location for a wide range of retailers who value high-visibility and easy access off of I-25. Location offers excellent exposure with potential for a sign to be erected on the western wall of the building, facing the intersection. Parking is shared with other tenants easy access from I-25.

Currently setup as a turnkey boutique gym, yet can be used for a wide range of retail uses by removing non-load bearing walls. Current configuration includes a studio for palates/etc., a flex studio space and private rooms that can be used as offices or be occupied by ancillary services such as a medical spa, physical therapist, massage therapist, etc. These spaces are currently leased by such services, operating independently and can be retained if desired.

Call us today to schedule your showing!

HIGHLIGHTS

- 40,000+ Daily Traffic Count
- 3,000 - 7,200 RSF
- Easy I-25 Access
- Perfect for a Range of Retailers
- Excellent Signage Exposure
- High Incomes Within 3-Mile Radius
- TI Available if Justified

Suite:	Space Available:	Lease Rate:
101	3,000 - 7,200 SF	\$18.50 SF/YR (+ \$5.00 NNN)



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\$18.50 SF/YR (+ \$5.00 NNN)



Space Available:

3,000 - 7,200 SF



Zoning:

PUD

OUR NETWORK IS YOUR EDGE.

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

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RETAIL / GYM AND FITNESS SPACE FOR LEASE

4697 E Evans Avenue, Denver, CO 80222



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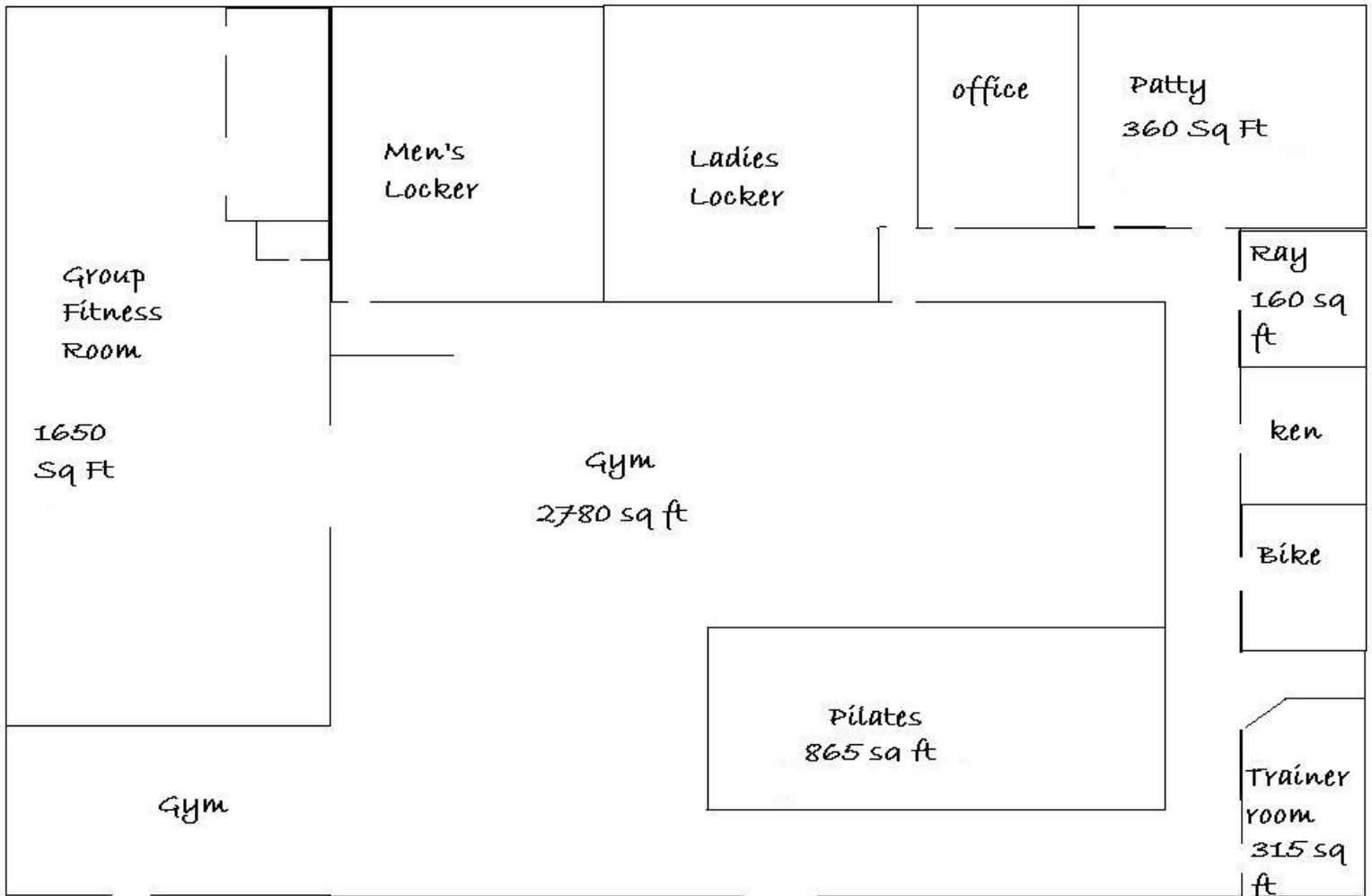
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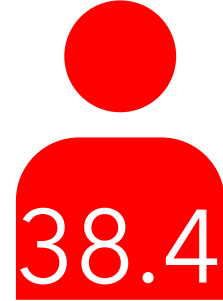
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DEMOGRAPHICS



173,974
Population



38.4
Median Age



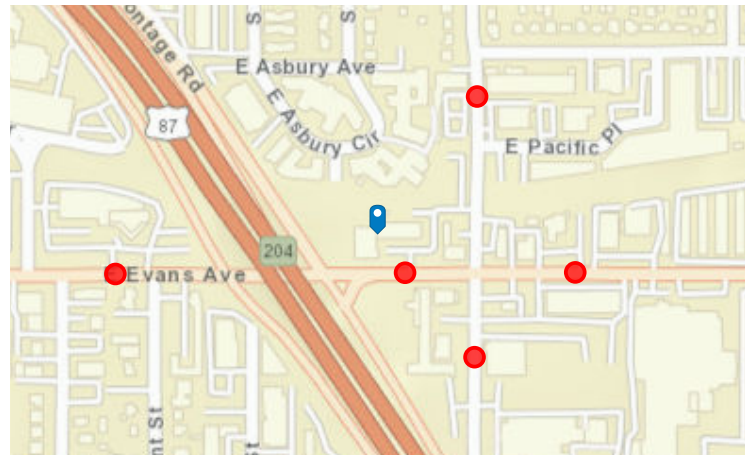
2.0
Average
Household Size



\$77,247
Median Household
Income

TRAFFIC COUNT

Cross street	Traffic 1	Distance
S Dahlia St	55,262	0.0
E Evans Ave	3,475	0.1
E Asbury Ave	7,101	0.1
S Dahlia St	53,043	0.1
S Clermont St	37,374	0.2



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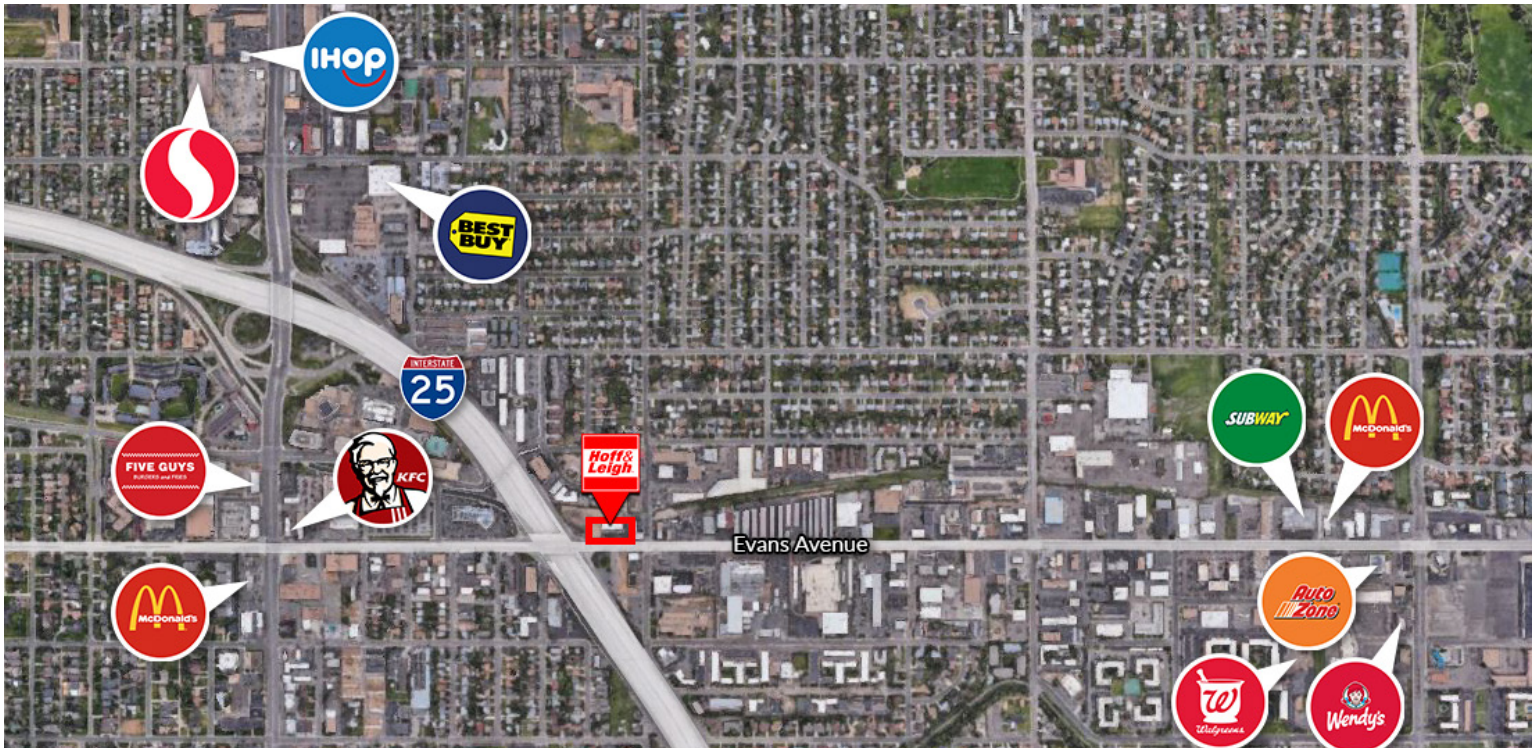
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