

## EVANS STATION



## HIGHLIGHTS

- ▶ Approximately 7,500 SF of restaurant/retail space available on the ground floor at the corner of Broadway and Evans
- ▶ Fantastic hard corner opportunity that is surrounded by dense neighborhoods
- ▶ On site parking and ample patio space, which is a rarity along Broadway
- ▶ Delivery of retail space and apartments above slated for Q1 2023

## DEMOGRAPHICS

	1 MILES	2 MILES	3 MILES
Estimated Population	13,377	75,676	171,646
Avg. Household Income	\$126,893	\$109,862	\$107,949
Employees	10,800	45,277	99,741
Businesses	1,192	4,249	9,028

Source: ESRI 2021

## CONTACT BROKER

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**Evans Ave & Broadway**  
DENVER, CO



7,500 SQ FT



AVAILABLE: Q1 2023

## TRAFFIC COUNTS

LOCATION	CARS/DAY
Broadway south of Evans Ave	28,625
Evans Ave west of Broadway	33,039

Source: DRCOG 2018

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EVANS STATION  
DENVER, CO

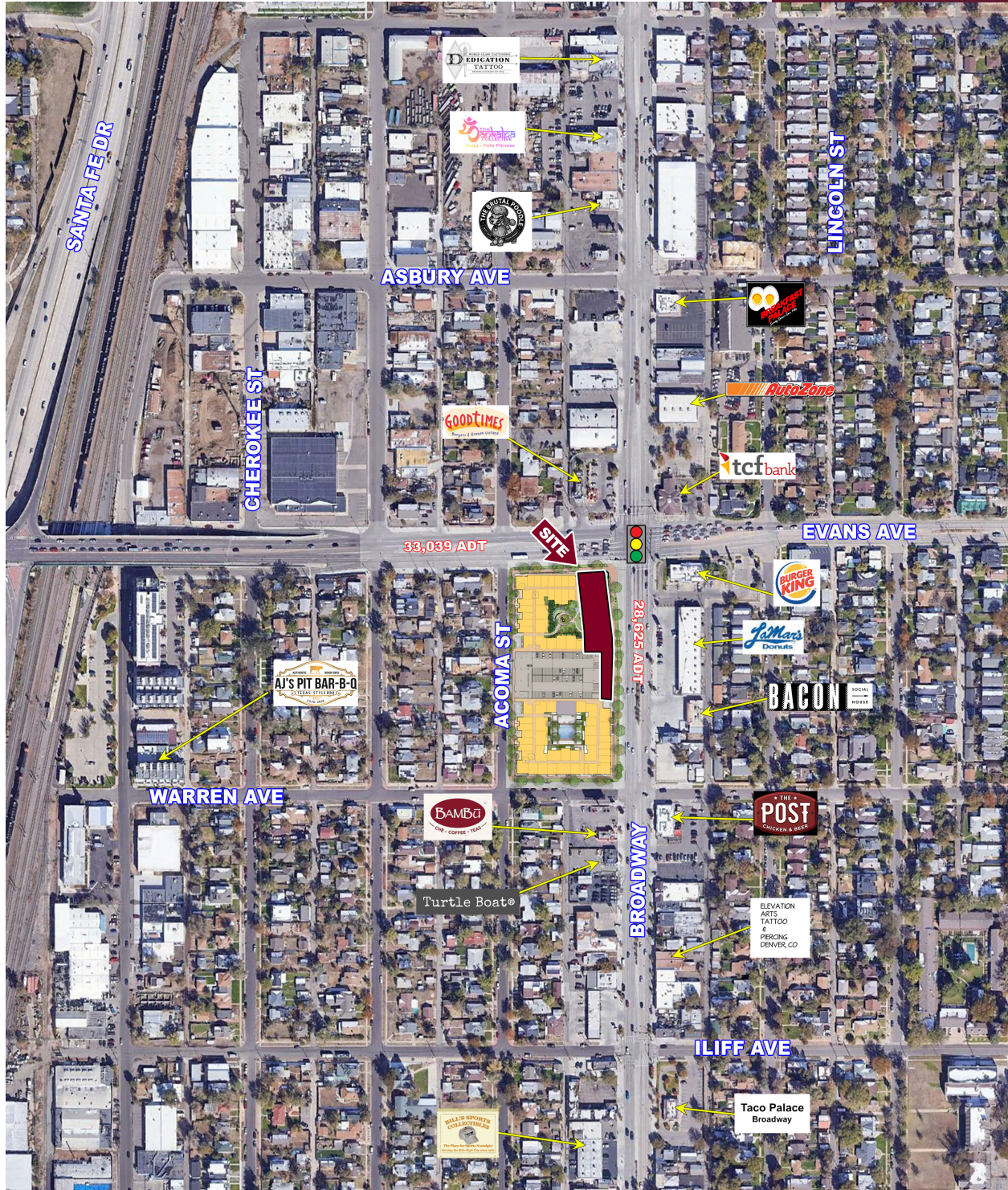
AERIAL MAP





EVANS STATION  
DENVER, CO

AERIAL MAP



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