



5445 West Evans Ave., Denver CO 80227

FOR SALE



DEVELOPMENT SITE OR RETAIL/FLEX BUILDING FOR SALE

\$1,399,000

**Rare infill site in SW Denver, ready for Development! Large site with Flexible zoning.
Many uses available with ample parking and flexible Retail & Warehouse Space.**

17,091 SF of Hoop houses + 4,800 SF Warehouse

1.298 AC with S-CC-3X zoning



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Sheridan Blvd.

Jewell Ave.

W. Evans Ave.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	16,692	162,518	382,161
Average Income	\$63,604	\$55,237	\$57,743
Households	5,985	59,314	154,830

TRAFFIC

Street	Federal Blvd.	Federal Blvd.	Federal Blvd.
Cross St.	W. 22nd Avenue	W. 24th Avenue	W. 19th Avenue
Avg. Daily Volume	35,100 (.03 S)	34,000 (.03 N)	35,100 (.04 S)

PROPERTY DETAILS

21,891 SF
BUILDING SIZE

RETAIL/DEVELOPMENT
INTENDED USE

4,800 SF WAREHOUSE
17,091 SF OF GREENHOUSE

1985
YEAR BUILT

S-CC-3X
ZONING