



**MADISON
COMMERCIAL
PROPERTIES**



FOR SALE
\$2,200,000

TURNKEY BANK AND OFFICE SPACE
6565 E. EVANS AVE.
Denver, CO 80224

PROPERTY HIGHLIGHTS

- OVER 1 ACRE LOT
- LARGE PARKING AREA
- ACCESS FROM EVANS AND MONACO
- RETAIL EXPOSURE
- FLEXIBLE ZONING
- ACROSS FROM FUTURE NEW DEVELOPMENT
- CENTRALLY LOCATED



AVAILABILITY

**AVAILABLE
NOW**



BUILDING SIZE

**16,200
SF**



ZONING

S-CC-3X



INTENDED USE

**RETAIL
OFFICE**



YEAR BUILT/RENO

**1972
2017**



PARKING

**70
SPACES**

PROPERTY DESCRIPTION

The property enjoys retail exposure directly located on Evans off of Monaco. It is uniquely situated directly across the street from a new development project of the former K-Mart property and is slated to have over 375 new multifamily units and some additional new retail. The project will bring a tremendous amount of new businesses and residences to the area. Direct street frontage on Evans will give us excellent visibility and access to these new neighbors.

The Evans corridor is currently seeing a tremendous amount of redevelopment since the light rail was placed just west of I-25. The properties along Evans will see a renewed interest from a lot of retailers and office users as the area changes.

Madison Commercial Properties
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AERIAL MAP



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	24,004	188,573	447,825
Median Household Income	\$60,260	\$59,220	\$62,882
Households	10,823	89,716	210,663

TRAFFIC COUNTS

MONACO/EVANS

41,124 VEHICLES PER DAY

FLOOR PLANS

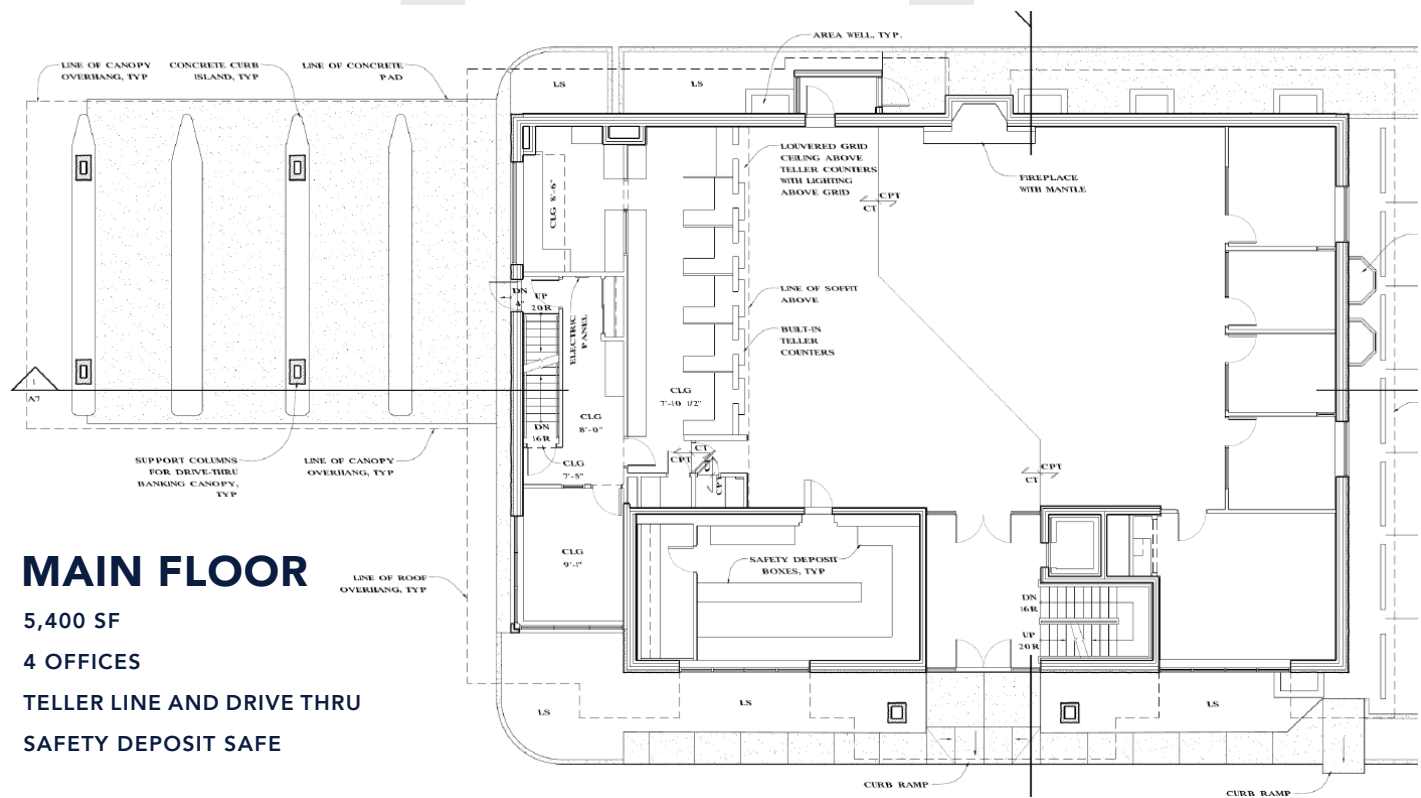
MAIN FLOOR

5,400 SF

4 OFFICES

TELLER LINE AND DRIVE THRU

SAFETY DEPOSIT SAFE



SECOND FLOOR

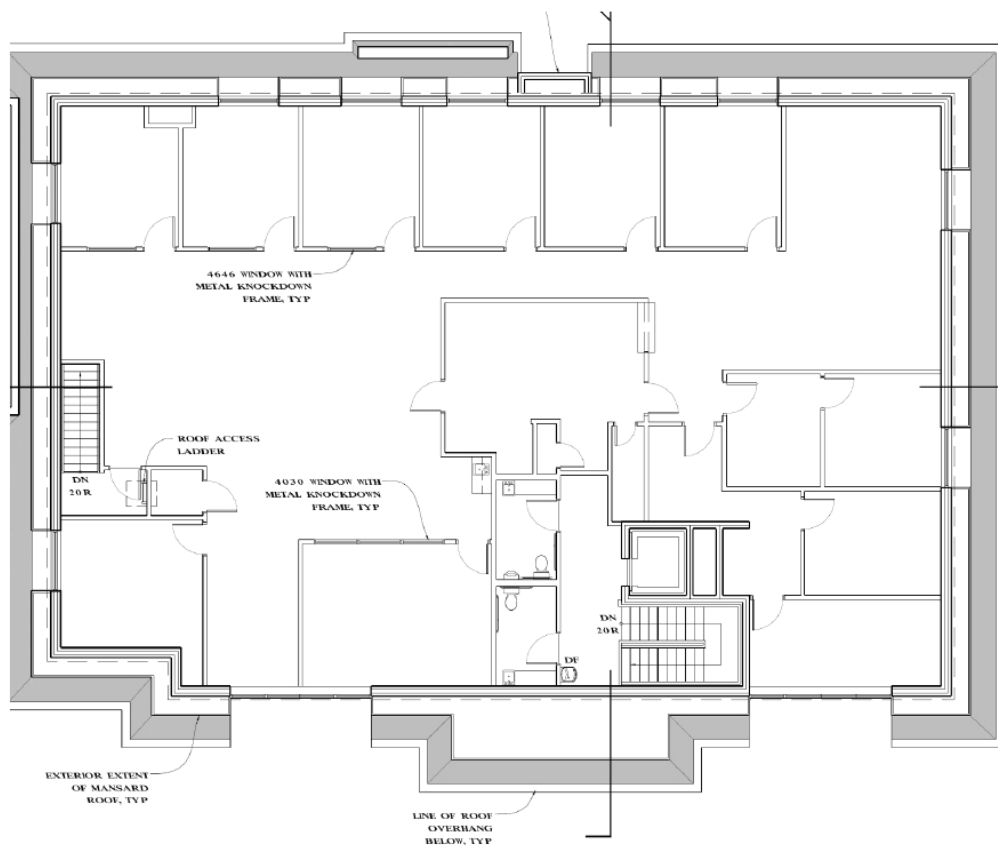
5,400 SF

11 OFFICES

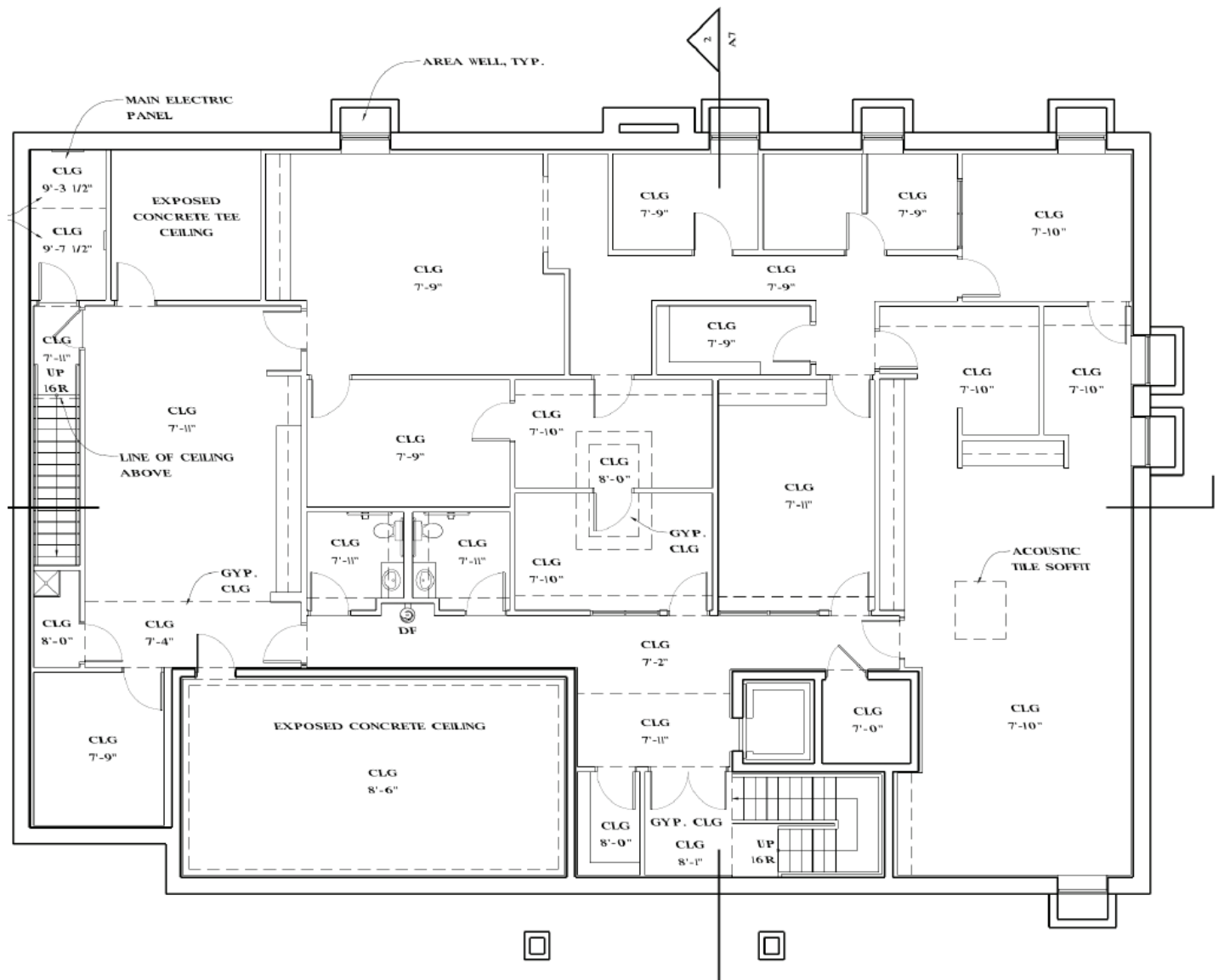
CONFERENCE ROOM

LARGE BULLPEN AREA

REMODELED IN 2017



FLOOR PLANS



LOWER LEVEL

5,400 SF

10 OFFICES

2 CONFERENCE ROOMS

LARGE STORAGE AREAS

REMODELED IN 2017

ADDITIONAL PHOTOS



If you have any further questions or would like to learn more about this property, **please contact me today!**

Michael Griffin

Senior Advisor

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