

LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

# 6635 E Evans Ave – Lot for Sale

6635 E Evans Ave, Denver, CO 80224



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## OVERVIEW

<b>Land Size:</b>	0.39± AC
<b>Zoning:</b>	S-MX-3A (Suburban - Mixed Use - 3 Stories)
<b>Taxes:</b>	\$16,696.56 (2024, based on assessed value of \$755,600)
<b>Price:</b>	<b>\$595,000</b>

## PROPERTY HIGHLIGHTS

- Nearly 40,000 vehicles per day driving by the property providing great visibility with a high traffic count.
- Located directly across East Evans Avenue from the brand new Edera at Highline apartment development (<https://ederaapartments.com/>)
- Adjacent to numerous major retailers

**Denver Zoning Code**

**Drone Video**

**Fuller Real Estate**  
(303) 534-4822  
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**Brokerage Disclosure  
to Buyer**

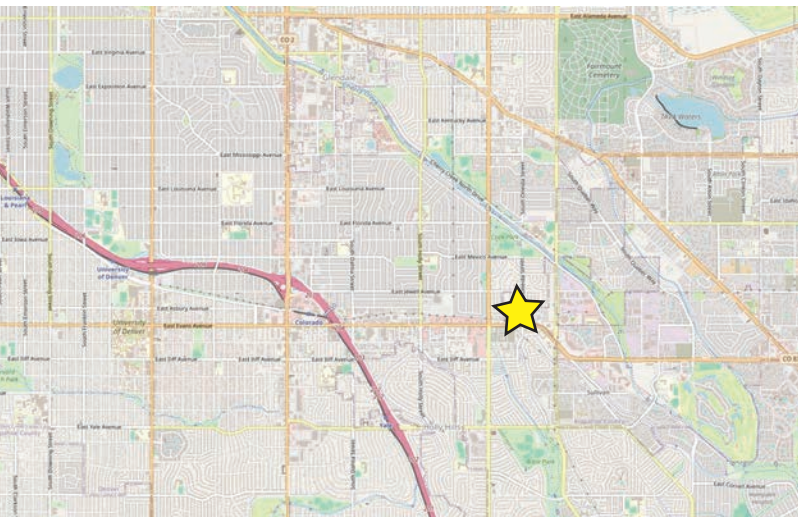
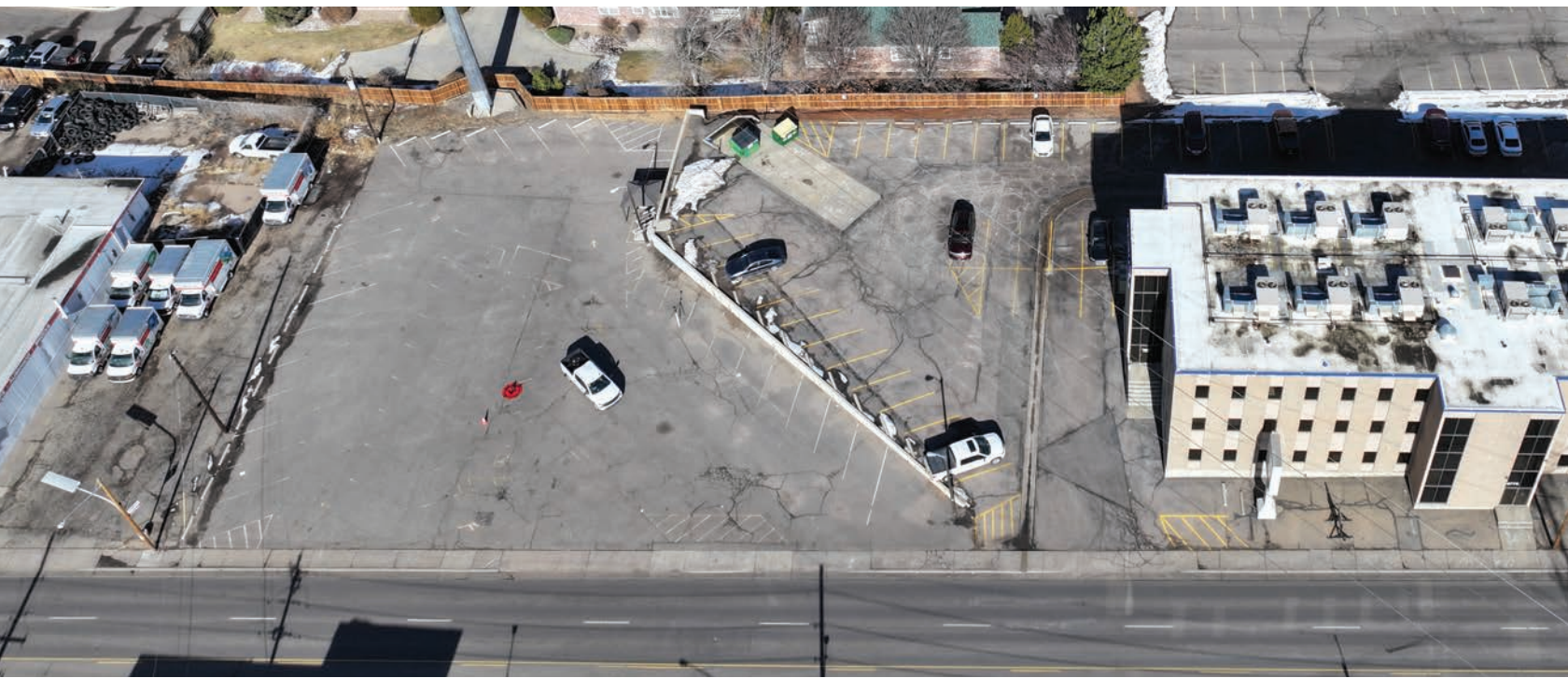
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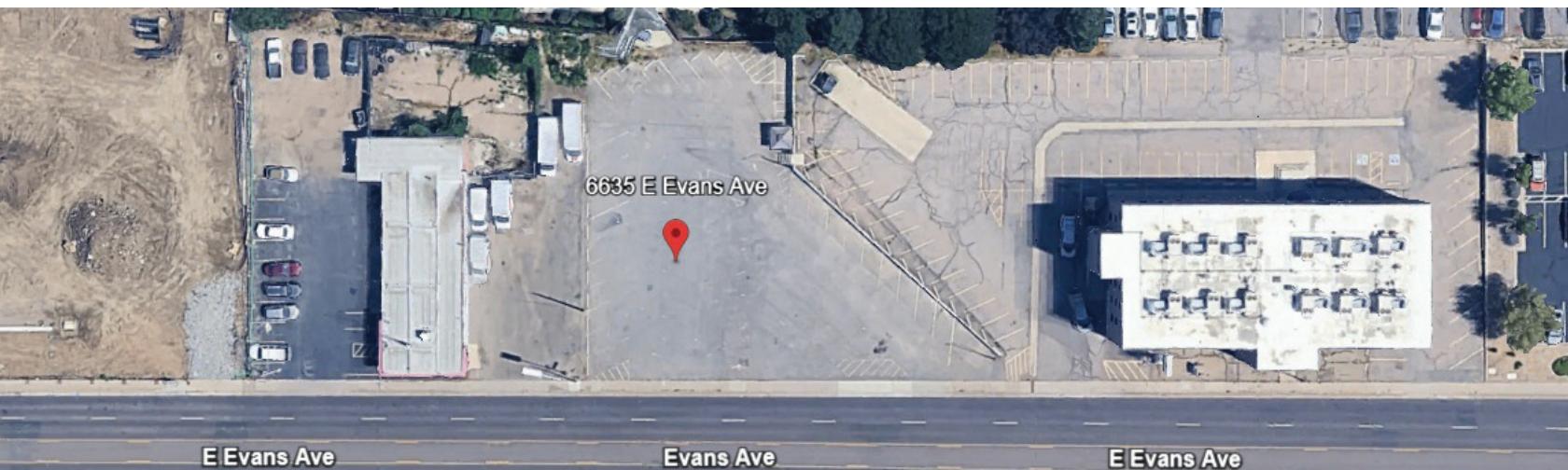
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5300 DTC Pkwy, #100 | Greenwood Village | CO | 80111 | FAX: 303-534-9021



DEMOGRAPHICS		1 Mile	3 Miles	5 Miles
	Population	20,134	184,591	437,244
	Households	9,292	88,377	207,027
	Median HH Income	\$67,147	\$71,187	\$75,387
	Median Age	37.60	37.80	38.20
	Traffic	39,294 vpd - E. Evans @ Monaco Pkwy		

Source: CoStar



The information in this brochure was provided to Fuller Real Estate (FRE) by the owner of the property. FRE has not independently verified this information. Buyers have been advised by FRE to investigate the property including, without limitation, the physical condition of the property, access, availability of utility services, zoning, environmental risks, and soil conditions.