

SUB-LEASE OPPORTUNITY

RetailNet
REAL ESTATE

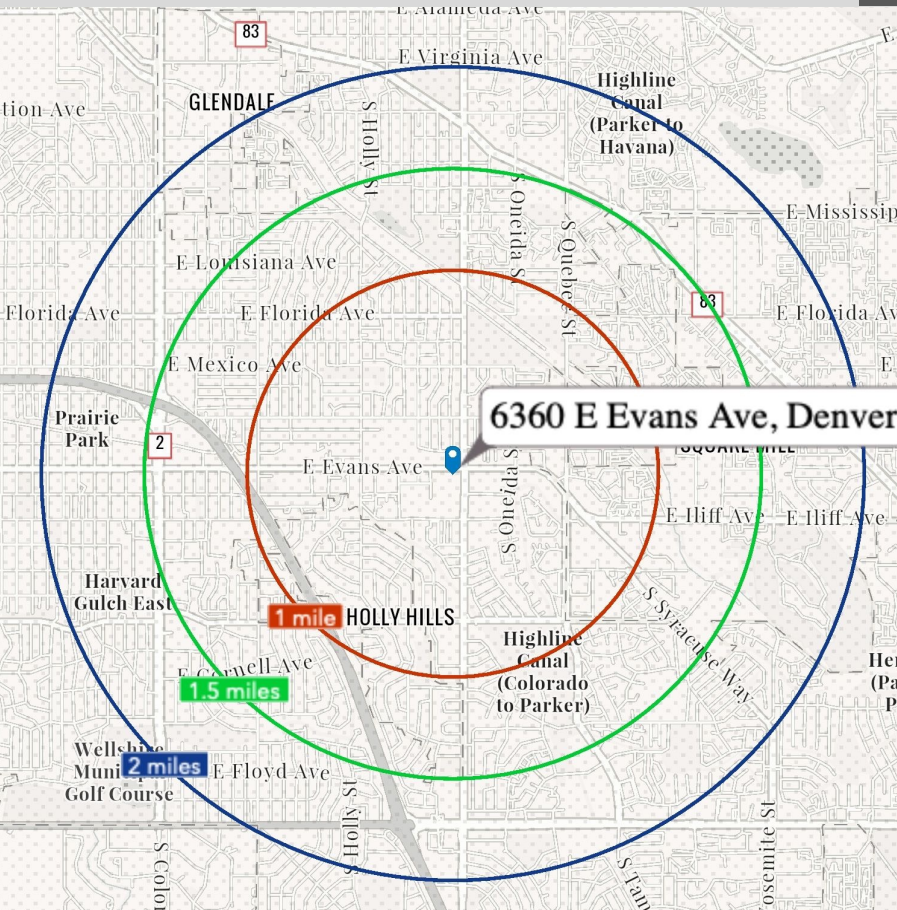
DENVER, CO

Former *Walgreens* #10070

± 14.7K SF + DT | \$205K/yr, MG | April '39

6360 E Evans Ave





Property Overview

- ✦ **Rent.** \$205,000/yr, Modified Gross **(inclusive of RET; R&M, insurance, utilities separate)*
- ✦ **Master Lease Expiration.** 4/30/39
- ✦ **Building.** ±14,739 SF + drive thru
- ✦ **Layout.** 2 demised spaces (±11,648 SF store & ±3,091 SF clinic area)
- ✦ **Property.** ±1.85 AC
- ✦ **Signage.** Pylon with electronic reader + building
- ✦ **Signalized Intersection.** SWQ E Evans (± 44K VPD) and S Monaco (± 23K VPD)
- ✦ **Access.** Extended FI/FO on E Evans; FI/FO on S Monaco
- ✦ **Parking.** ±73 spaces
- ✦ **Year Built.** 2009
- ✦ **Zoning.** B-3 - [Permitted Uses](#)
- ✦ **Parcel ID:** 0629200100000 - [Parcel Info](#)
- ✦ **Prohibited Uses.** Pharmacy

Location Overview

- ✦ **Corner at Signalized Intersection.** ±66K VPD at intersection
- ✦ **Strong Demographics.** ±90K w/in 2-miles and avg HH incomes >\$105K.
- ✦ **Convenient Location.** ±1 mile east of I-25
- ✦ **Nearby Retailers.** Include Chuze Fitness, Dollar Tree, Wendy's, Starbucks, McDonald's, QuikTrip, AutoZone, & Advanced Auto

'25 Estimates	1 mi radius	1.5 mi radius	2 mi radius
Population	18,769	49,345	87,192
Households	8,483	22,697	41,701
Avg. HH Inc.	\$108,897	\$103,085	\$106,487
E Evans Ave – Daily Traffic Count Estimate			43,760 VPD
S Monaco St Pkwy – Daily Traffic Count Estimate			22,769 VPD

Denver, CO

6360 E Evans Ave



SUBLEASE OPPORTUNITY

RetailNet
REAL ESTATE

Denver, CO

6360 E Evans Ave



S Monaco St Pkwy - 22,769 VPD



E Evans Ave - 43,760 VPD



SUBLEASE OPPORTUNITY

RetailNet
REAL ESTATE

Denver, CO

6360 E Evans Ave



SUBLEASE OPPORTUNITY

RetailNet
REAL ESTATE

Denver, CO

6360 E Evans Ave



DOLLAR TREE

PERFECT
TENTS

Auto
Zone

Advance
Auto Parts



QT
QuikTrip

S Monaco St Pkwy – 22,769 VPD

E Evans Ave - 43,760 VPD



844.RNRE.111  www.retailnetrealestate.com

SUBLEASE OPPORTUNITY

RetailNet
REAL ESTATE

Denver, CO

6360 E Evans Ave



S Monaco St Pkwy

E Evans Ave

SUBLEASE OPPORTUNITY

RetailNet
REAL ESTATE

844.RNRE.111  www.retailnetrealestate.com

Denver, CO

6360 E Evans Ave



CHUZE
FITNESS

DOLLAR TREE

Advance
Auto Parts

AutoZone

E Evans Ave

SUBLEASE OPPORTUNITY

RetailNet
REAL ESTATE

844.RNRE.111  www.retailnetrealestate.com

Denver, CO

6360 E Evans Ave



S Monaco St Pkwy

E Evans Ave

Denver, CO

6360 E Evans Ave

E Evans Ave - 43,760 VPD

S Monaco St Pkwy - 22,769 VPD

Advance
Auto Parts

Auto
Zone



DOLLAR TREE

PERFECT
FIT!!

SUBLEASE OPPORTUNITY

RetailNet
REAL ESTATE

844.RNRE.111  www.retailnetrealestate.com

Denver, CO

6360 E Evans Ave

SUB-LEASE TERMS

SUGGESTED RENT*

\$205,000/yr

(inclusive of RET; R&M, insurance, utilities separate)

TERM

4/30/39 *(Co-terminus with master lease)*

DELIVERY

"As-Is"

OFFERS EVALUATED AS RECEIVED

**Price + terms, along with all offers, are subject to approval of Walgreen Co.'s Real Estate Committee*

CONTACT

MARK HOLLENBECK, CCIM

844.RNRE.111 📍 listings@retailnetrealestate.com

THIS IS NOT AN OFFER: VOID WHERE PROHIBITED. NO WARRANTY OR REPRESENTATION, EXPRESSED OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, WITHDRAW WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR CLIENT AND/OR FIRM PRINCIPALS.

