

PROPERTY DETAILS

Address	2731 W Evans Ave Denver, CO
NOI	\$22,500 Ground Lease
Lease Term	7/1/87 – 6/30/52
# of Renewals	N/A
Total Square Footage	2,785 SF
Neighboring Tenants	Neighboring tenants include: King Sooper's, Kroger Fuel Center, 7-Eleven, Walmart, Chase Bank, Wendy's, Jack in the Box, Taco Bell
Daily Traffic Counts (VPD)	W Evans Ave: 26,163 S Federal Blvd: 41,300



PROPERTY SUMMARY

- 65 Year Ground Lease, in front of King Sooper's
- Current tenant is Risas Dental and Braces
- High Density Area with a population over 455,000 within a 5 mile radius
- Long term Ground Lease, with 32 years left on its term

DEMOGRAPHICS

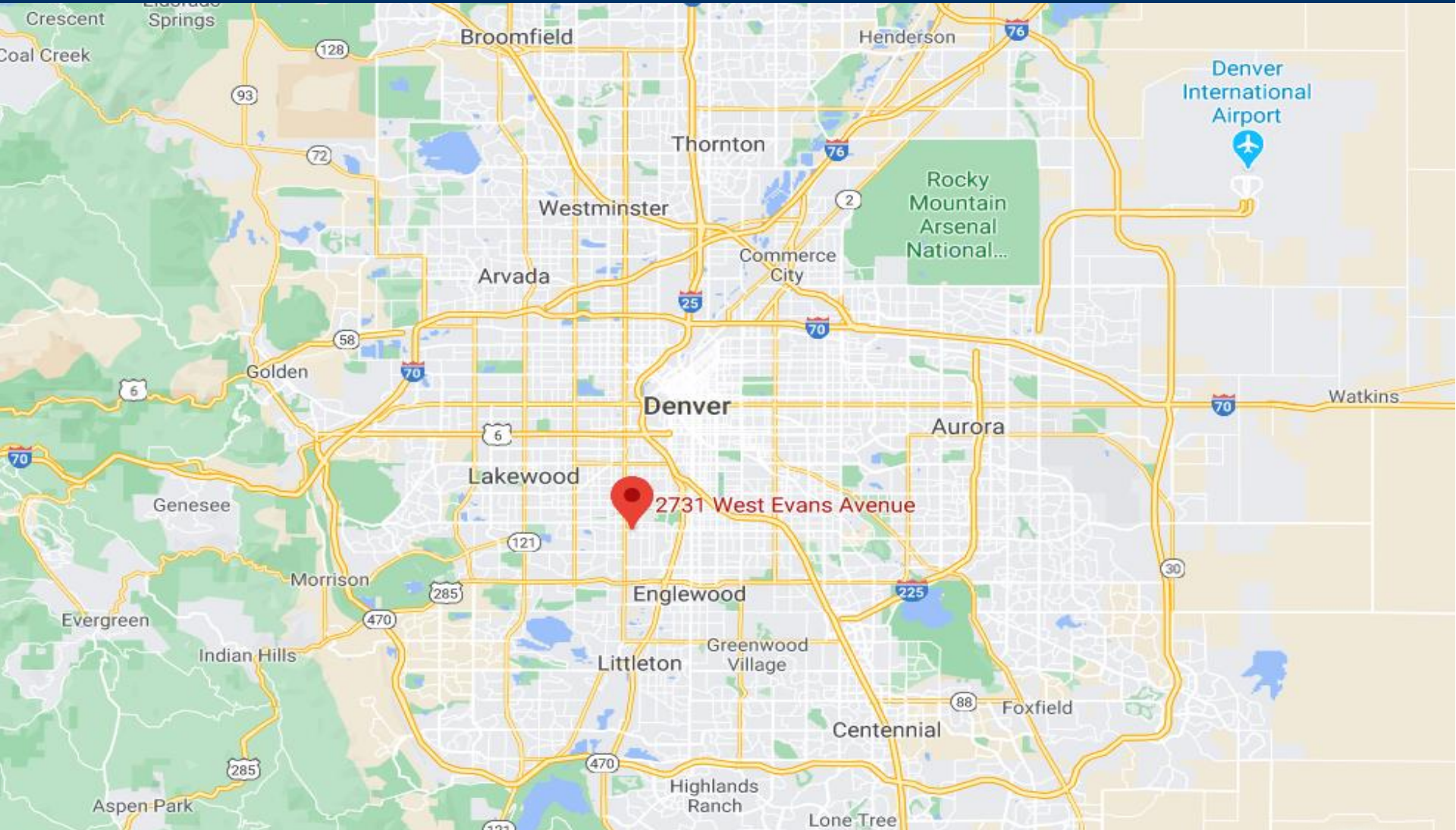
Demographics	HHI	Population
1 miles	\$62,329	24,147
3 miles	\$80,966	169,747
5 miles	\$94,996	455,970



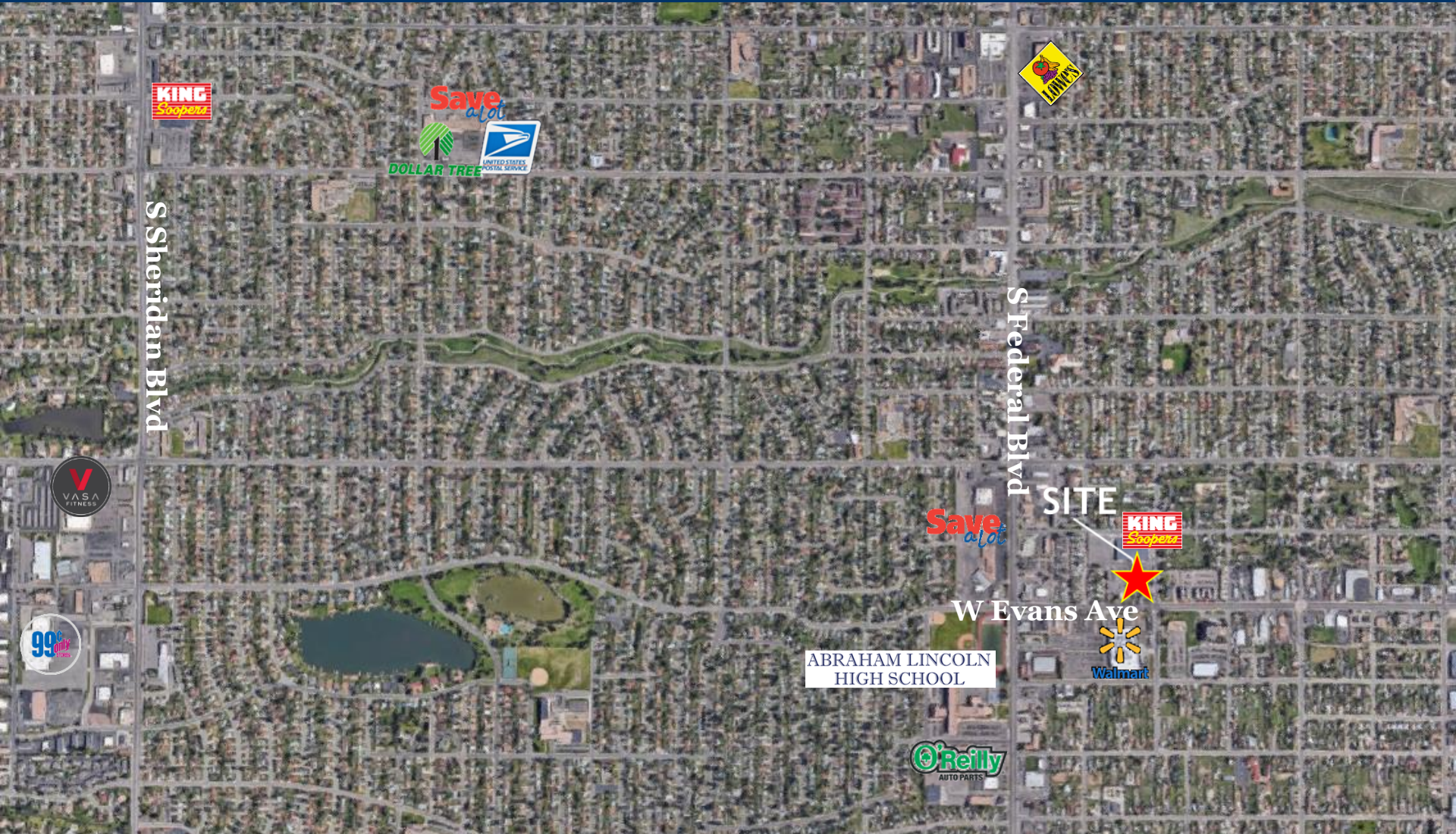
SOUTHEASTERN

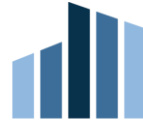
DEVELOPMENT - BROKERAGE - CONSULTING

King Sooper's Anchored Retail
Denver, CO









SOUTHEASTERN

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*The information contained herein has been obtained through sources deemed reliable but it is not warranted and cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification.

