

University Lofts

2357 East Evans Avenue, Suite B / Denver, Colorado 80210



2,068 SF Retail Space Available | Lease Rate: Call For Pricing

UNIVERSITY OF DENVER VISIBILITY

HEAVY TRAFFIC SUBMARKET

University Lofts

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Property Features

Available Size 2,068 SF

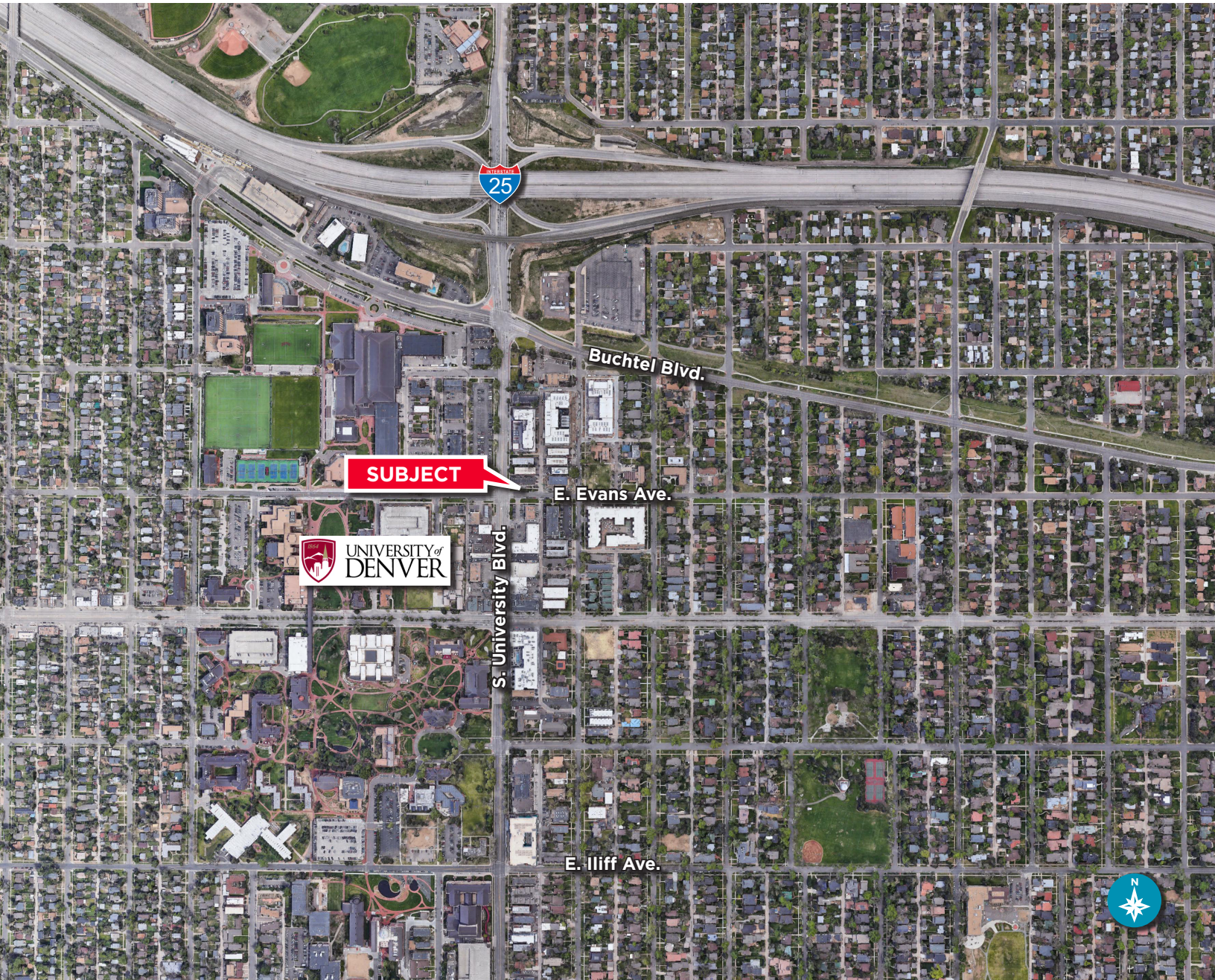
Co-Tenants 7-Eleven
TCF Bank

NNN \$10.55/SF

Traffic Counts

Esri, 2018

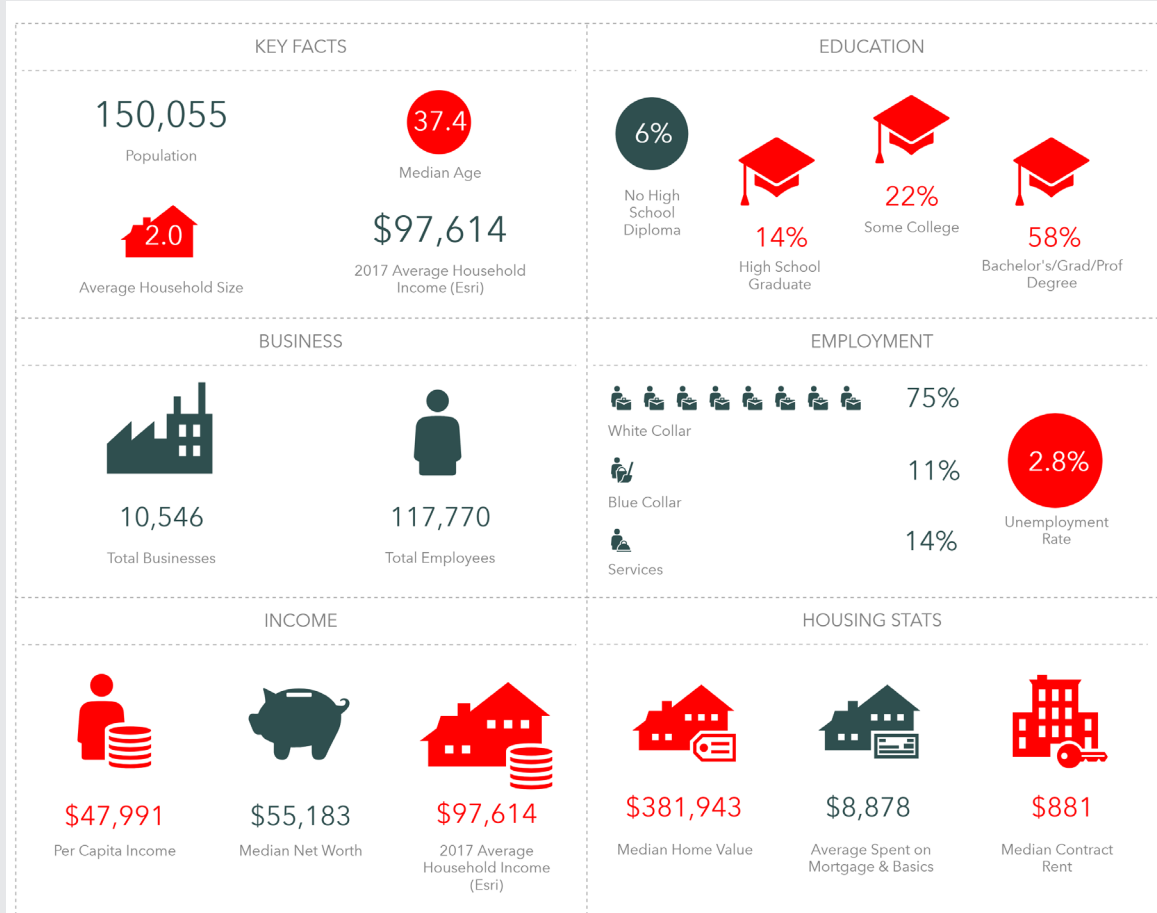
Street	Cross Street	Vehicles Per Day
E. Evans Ave.	S. Josephine St.	29,696
S. University Blvd.	E. Evans Ave.	32,191
E. Evans Ave.	S. University Blvd.	30,320



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Info Facts: 3-Mile Radius



Tapestry segmentation provides an accurate, detailed description of America's neighborhoods—U.S. residential areas are divided into 67 distinctive segments based on their socioeconomic and demographic composition—then further classifies the segments into LifeMode and Urbanization Groups.

Percent of 3-Mile Population

Demographic Segment and Description

15.7%

Emerald City Emerald City's denizens live in lower-density neighborhoods of urban areas throughout the country. Young and mobile, they are more likely to rent. Well educated and well employed, half have a college degree and a professional occupation. Incomes close to the US median come primarily from wages, investments, and self-employment. This group is highly connected, using the Internet for entertainment and making environmentally friendly purchases. [Click here to learn more.](#)

13.3%

Metro Renters Residents in this highly mobile and educated market live alone or with a roommate in older apartment buildings and condos located in the urban core of the city. This is one of the fastest growing segments; the popularity of urban life continues to increase for consumers in their late twenties and thirties. Metro Renters residents income is above the US average, but they spend a large portion of their wages on rent, clothes, and the latest technology. [Click here to learn more.](#)

11.5%

Young and Restless Gen Y comes of age: Well-educated young workers, some of whom are still completing their education, are employed in professional/technical occupations, as well as sales and office/administrative support roles. These residents are not established yet, but striving to get ahead and improve themselves. This market ranks in the top 5 for renters, movers, college enrollment, and labor force participation rate. Almost 1 in 5 residents move each year. More than half of all householders are under the age of 35, the majority living alone or in shared nonfamily dwellings. [Click here to learn more.](#)

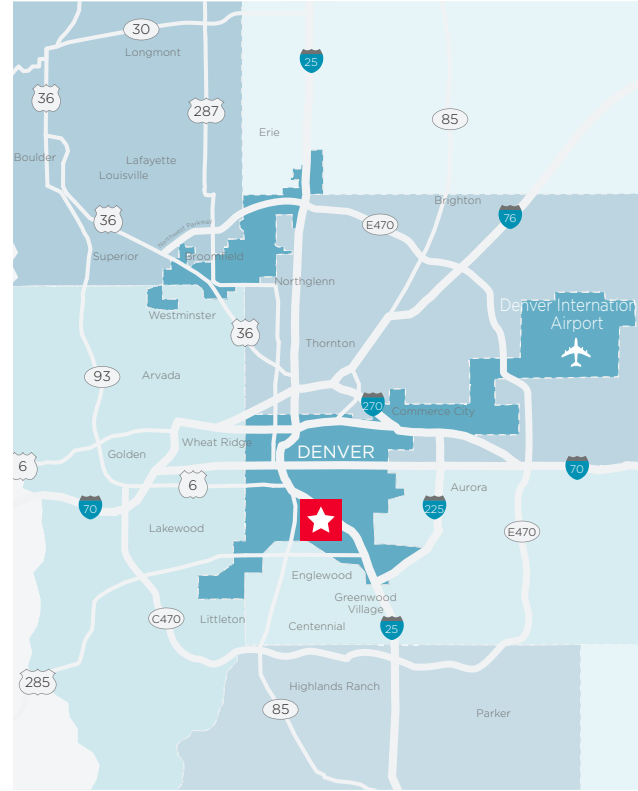
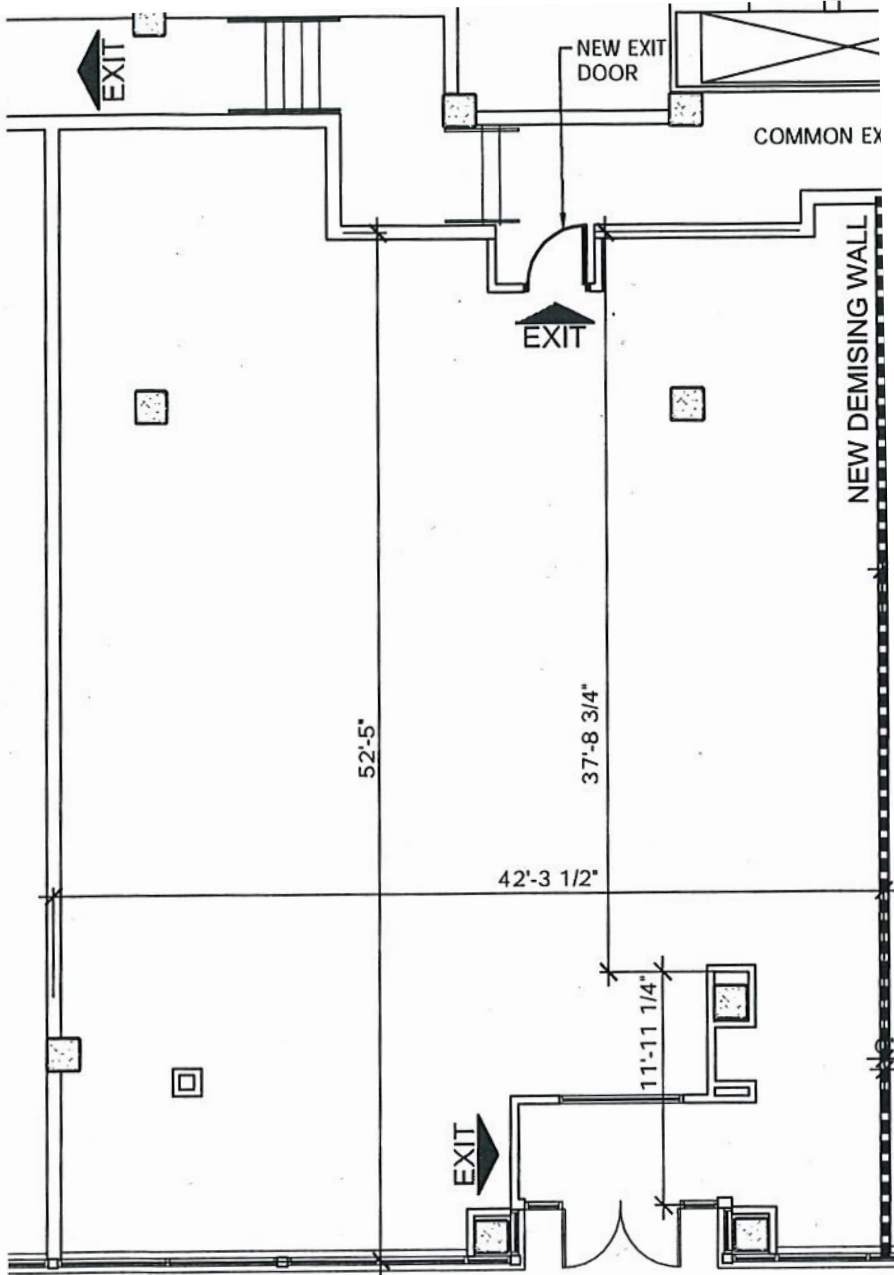
11.2%

Urban Chic Urban Chic residents are professionals that live a sophisticated, exclusive lifestyle. Half of all households are occupied by married-couple families and about 30% are singles. These are busy, well-connected, and well-educated consumers—avid readers and moviegoers, environmentally active, and financially stable. This market is a bit older, with a median age of 43 years, and growing slowly, but steadily. [Click here to learn more.](#)

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Suite B: 2,068 SF



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