



1135 E Evans Ave & 2085 S Downing St

OFFERING
MEMORANDUM

PANORAMA COMMERCIAL GROUP

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PROPERTY HIGHLIGHTS

Price: ~~\$2,400,000~~ **\$2,200,000**

PSF: ~~\$385.80~~ **328.36**

Total SF: 6,700

Main Area Approx: 4,500 SF

Basement Approx: 2,200 SF

Lot Size: 12,500 SF

Zoning: U-MS-2



PROPERTY DESCRIPTION

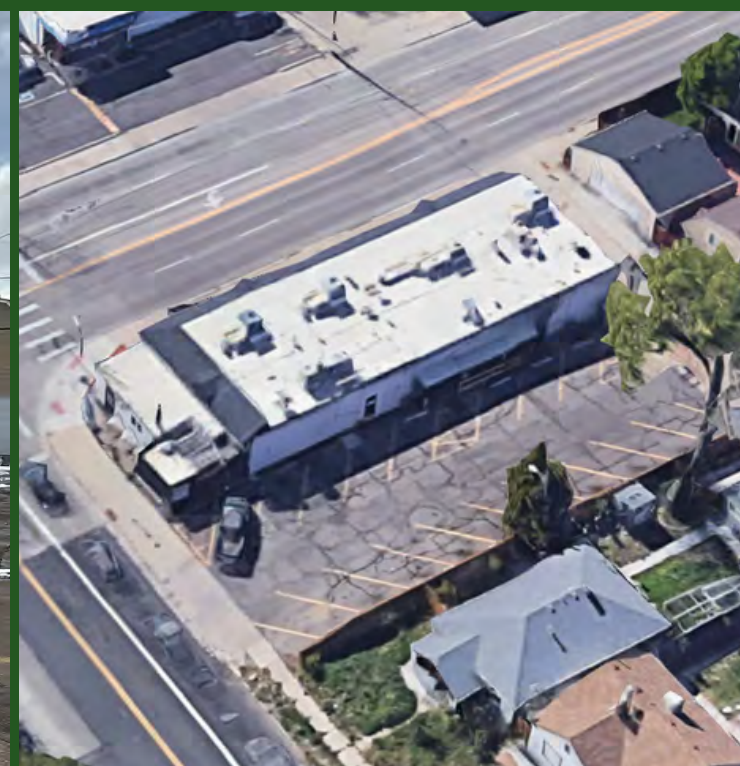
This property features an outstanding main street location at the SW Corner of E Evans and S Downing, within walking distance to DU. Formerly operated as a stand alone restaurant, with some infrastructure is still in place, including the Hood, Bar, walk-in coolers and freezers, and some fixtures. Adjoining lot included making a combined total of 12,500SF for ample parking (approx. 20 spaces) or an excellent redevelopment opportunity in a prime location.

PROPERTY PHOTOS



1135 E Evans Ave & 2085 S Downing St

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Location & Demographics

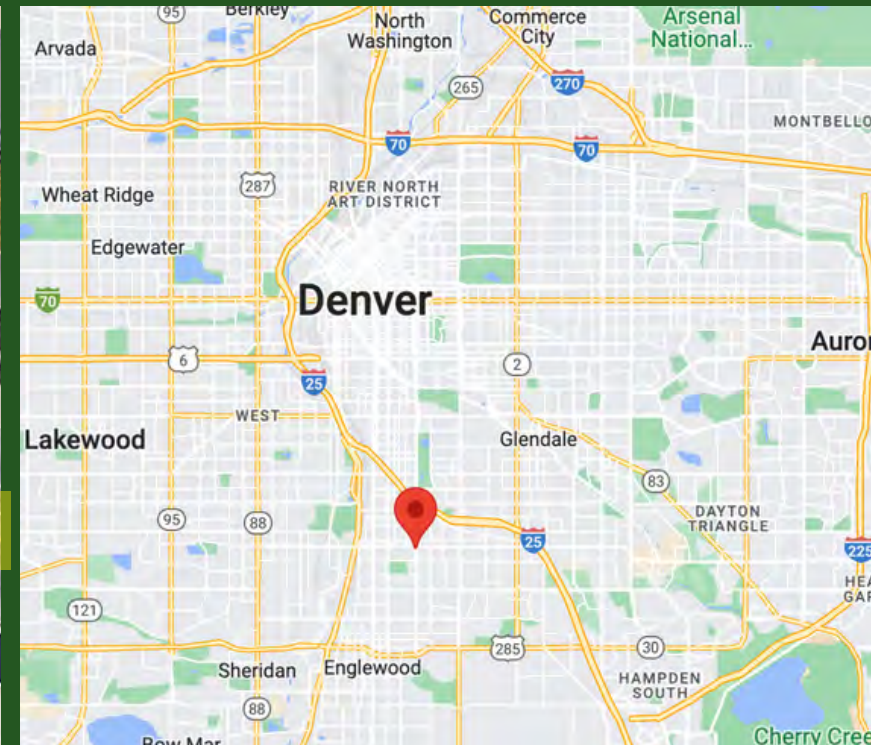
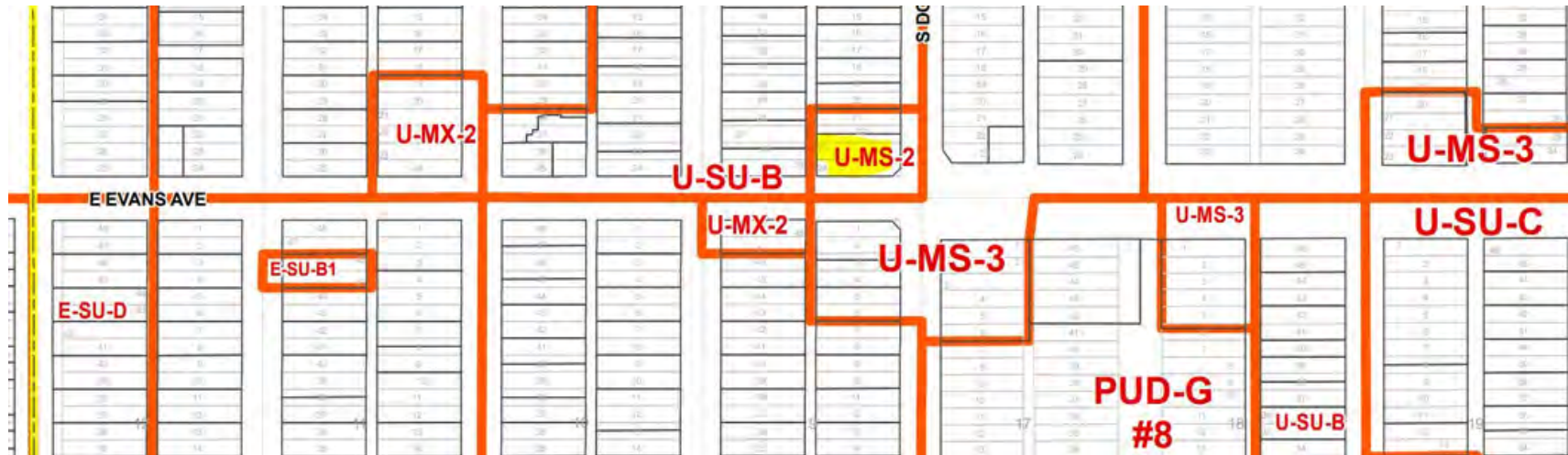
1135 E Evans Ave & 2085
S Downing Street



1135 E Evans Ave & 2085 S Downing St

PROPERTY MAPS

Surrounding Area Zoning



1135 East Evans Avenue

RETAIL MAP





TRAFFIC REPORT

Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
S Corona St	0.03 W	2022	20,562	MPSI	.02
S Downing St	0.03 W	2022	28,919	MPSI	.05
S Downing St	0.03 W	2019	29,000	AADT	.05
E Asbury Ave	0.06 N	2018	19,078	MPSI	.06
E Evans Ave	0.06 N	2018	20,030	MPSI	.07
S Corona St	0.03 W	2018	914	MPSI	.11
S Lafayette St	0.03 E	2018	39,211	MPSI	.12
S Lafayette St	0.03 E	2022	32,654	MPSI	.12
S Downing St	0.03 W	2018	1,320	MPSI	.12
E Jewell Ave	0.06 N	2022	15,849	MPSI	.18

Radius	1 Mile		3 Mile		5 Mile	
Population						
2027 Projection	25,294		178,790		533,348	
2022 Estimate	23,383		165,701		494,962	
2010 Census	20,573		140,346		421,925	
Growth 2022 - 2027	8.17%		7.90%		7.76%	
Growth 2010 - 2022	13.66%		18.07%		17.31%	
2022 Population by Hispanic Origin	1,768		36,819		124,604	
2022 Population	23,383		165,701		494,962	
White	21,091	90.20%	146,364	88.33%	421,539	85.17%
Black	371	1.59%	5,086	3.07%	27,981	5.65%
Am. Indian & Alaskan	138	0.59%	2,540	1.53%	8,390	1.70%
Asian	1,142	4.88%	6,682	4.03%	20,993	4.24%
Hawaiian & Pacific Island	27	0.12%	291	0.18%	857	0.17%
Other	615	2.63%	4,737	2.86%	15,201	3.07%
U.S. Armed Forces	11		75		263	

DEMOGRAPHIC REPORT

Households						
2027 Projection	11,340		83,355		250,292	
2022 Estimate	10,485		77,227		231,875	
2010 Census	9,303		65,564		196,759	
Growth 2022 - 2027	8.15%		7.94%		7.94%	
Growth 2010 - 2022	12.71%		17.79%		17.85%	
Owner Occupied	4,959	47.30%	36,570	47.35%	104,344	45.00%
Renter Occupied	5,527	52.71%	40,657	52.65%	127,532	55.00%
2022 Households by HH Income	10,485		77,225		231,874	
Income: <\$25,000	1,392	13.28%	11,036	14.29%	37,307	16.09%
Income: \$25,000 - \$50,000	1,778	16.96%	13,829	17.91%	40,697	17.55%
Income: \$50,000 - \$75,000	1,606	15.32%	12,980	16.81%	41,188	17.76%
Income: \$75,000 - \$100,000	879	8.38%	9,066	11.74%	28,063	12.10%
Income: \$100,000 - \$125,000	911	8.69%	7,566	9.80%	23,400	10.09%
Income: \$125,000 - \$150,000	887	8.46%	5,294	6.86%	16,199	6.99%
Income: \$150,000 - \$200,000	1,218	11.62%	6,735	8.72%	18,092	7.80%
Income: \$200,000+	1,814	17.30%	10,719	13.88%	26,928	11.61%
2022 Avg Household Income	\$119,874		\$108,097		\$101,079	
2022 Med Household Income	\$88,267		\$77,116		\$72,994	

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DENVER CO

Founded in 1858, Denver is Colorado's capitol city. Today the "Queen City of the Plains" is the nation's 19th largest city, and the most populous city within a 500-mile radius.

With its unparalleled natural and built environment, Denver offers a strong housing market, enviable lifestyle options, one of the fastest-growing economies in the country and award-winning multimodal transportation that attracts employers and employees to this place.



#4 HIGH GROWTH
DENSITY

200 DAYS OF
SUNSHINE A YEAR

#2 BEST PLACES TO
LIVE

DENVER CO

#2 HIGHEST RATE OF
ENTREPRENEURSHIP

#8 IN JOB CREATION

#3 BEST JOB
MARKET

#5 FASTEST
GROWING CITY

\$3.1B OF INVESTMENT
SINCE 2018

#1 PLACE MILLENIALS
ARE MOVING

DENVER CO

Development

New development and investment continued downtown throughout 2020 and into 2021. In total, 45 projects have been completed over the past three years or are currently under construction in Downtown Denver, bringing over \$3.1B in investment to downtown.

Employment

Downtown Denver experienced a decade of employment growth, averaging 3% annual employment increase since 2011. Employment in the High Tech sector continues to be a bright spot, with 20% growth rate in the last year. High Tech companies like FileInvite, Finder, Melio, DataDog and Strive Health have relocated or expanded their offices in Denver.

Office Space

Ranked 5th most preferred market in the U.S. for real estate investment. Denver continues to attract investment as secondary markets are seen as more attractive than primary markets for many investors. Currently 747,500 SF of office space is under construction in addition to the 240,000 SF of office that was delivered earlier in 2022.

Retail

The average annual growth in retail sales from 2011 to 2019 was 7.4%, reflecting strong and growing demand for retail in Downtown Denver. An April 2021 inventory of ground floor retail found that of the 787 ground floor retail spaces, 176 were currently vacant - a 22% vacancy rate. These vacancies provide opportunity for new entrepreneurs and businesses to become part of the downtown recovery.

DENVER CO

Mobility

Employees who work at offices in Downtown Denver have access to more types of commute options than any other location in the region. While transit service capacities are reduced in the near-term, there is an opportunity to grow the cycling and micro-mobility commute mode share among employees and visitors who live within a 20-minute ride downtown.

Talent

Downtown Denver sits at the center of a region with one of the most highly-educated and fastest-growing labor forces in the nation. Denver's unemployment rate was 2.7% in February 2020, it is one of the only metro areas to grow its labor force since the pandemic began – continuing a decade of growth. Denver was in the top five cities for population gain from January 2020 through April 2021. Metro Denver also produces great talent each year, which can be attributed to the 11 four-year colleges and universities educating over 160,000 students annually.

Tourism

Heading into 2020, tourism in Denver was riding high. 2019 saw nearly 32 million visitors to the city who spent \$7 billion dollars, capping off 15 straight years of growth in “marketable” visitors. The meetings and groups segment was similarly strong in 2019, with nearly 400,000 meeting attendees spending nearly \$800 million in more than 1,000 meetings at the Colorado Convention Center and Denver hotels.

Tech

Over the past decade, Downtown Denver has grown into an established technology hub. The average annual growth rate in high-tech employment was 10%, much higher than the average annual growth rate in all industries. In 2010, high-tech employment made up 5.3% of total downtown employment. In 2020 high-tech's share has more than doubled to 12% of total downtown employment. From 2019 to 2020, downtown added 1,000 high tech jobs.

DENVER CO

Home to fortune 500 Companies





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