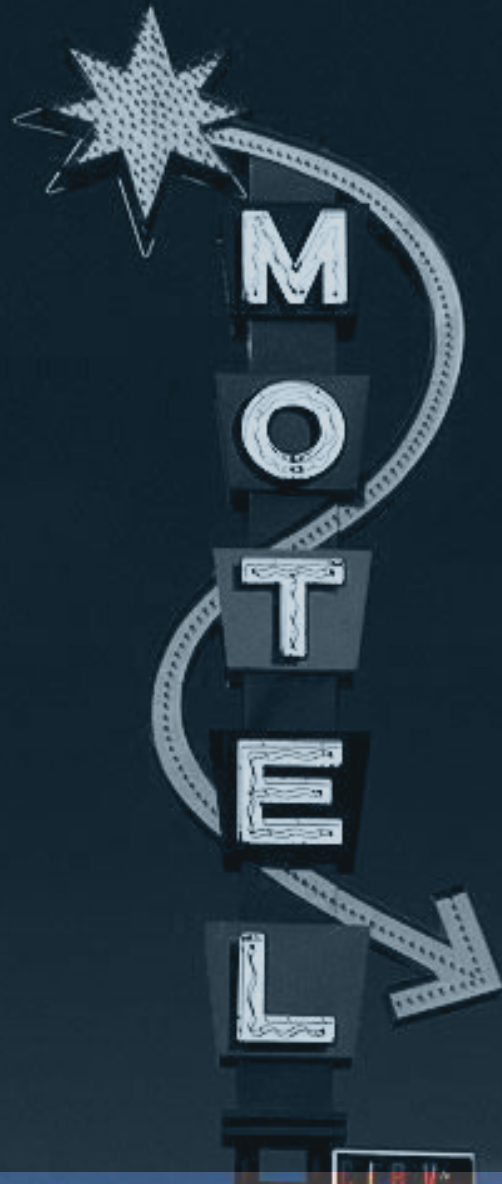


*For Lease or Sale - Premier Retail Space*

# CIRCA WEST

4600 W Colfax Avenue, Denver, CO



ICE COLD  
**BEER**



**ICE CREAM**



**TAX INCENTIVES AVAILABLE**

## CIRCA WEST

**804 SF - 2,634 SF available for lease or sale - ready for occupancy!**

**Mixed-use project with 64 residences above**

**Located in the hot neighborhood of Sloan's Lake**

**33,000+ VPD on Colfax Ave**

## DEMOGRAPHICS



### POPULATION

1 MILE	2 MILE	3 MILE
24,438	83,911	186,185



### HOUSEHOLDS

1 MILE	2 MILE	3 MILE
9,320	33,624	79,810



### AVG. HH INCOME

1 MILE	2 MILE	3 MILE
\$56,613	\$68,158	\$77,759



### DAYTIME POP.

1 MILE	2 MILE	3 MILE
6,489	34,138	167,813





**X@Sloans**  
58 New Apts  
Now Open

**1515 Flats**  
82 New Apts  
Now Open

**28,360 VPD**

**21 New Town Homes**  
Priced \$450k-\$535k  
Now Available



**Planned  
New  
Traffic  
Light**

**31,389 VPD**



**COLFAX  
ELEMENTARY  
SCHOOL**  
407 Students



**COLFAX AVE**

**W 14TH AVE**

**STUART ST**

**TENNYSON ST**

**VRAIN ST**

**RALEIGH ST**

**QUITMAN ST**

**16TH AVE**

**W CONEJOS PL**





W 26TH AVE

SAFeway

SLOAN'S LAKE

W 20TH AVE



8,572 VPD

38,255 VPD

W 17TH AVE

28,360 VPD



2.5 mi to Downtown

MILE HIGH STADIUM

COLFAX AVE



31,389 VPD

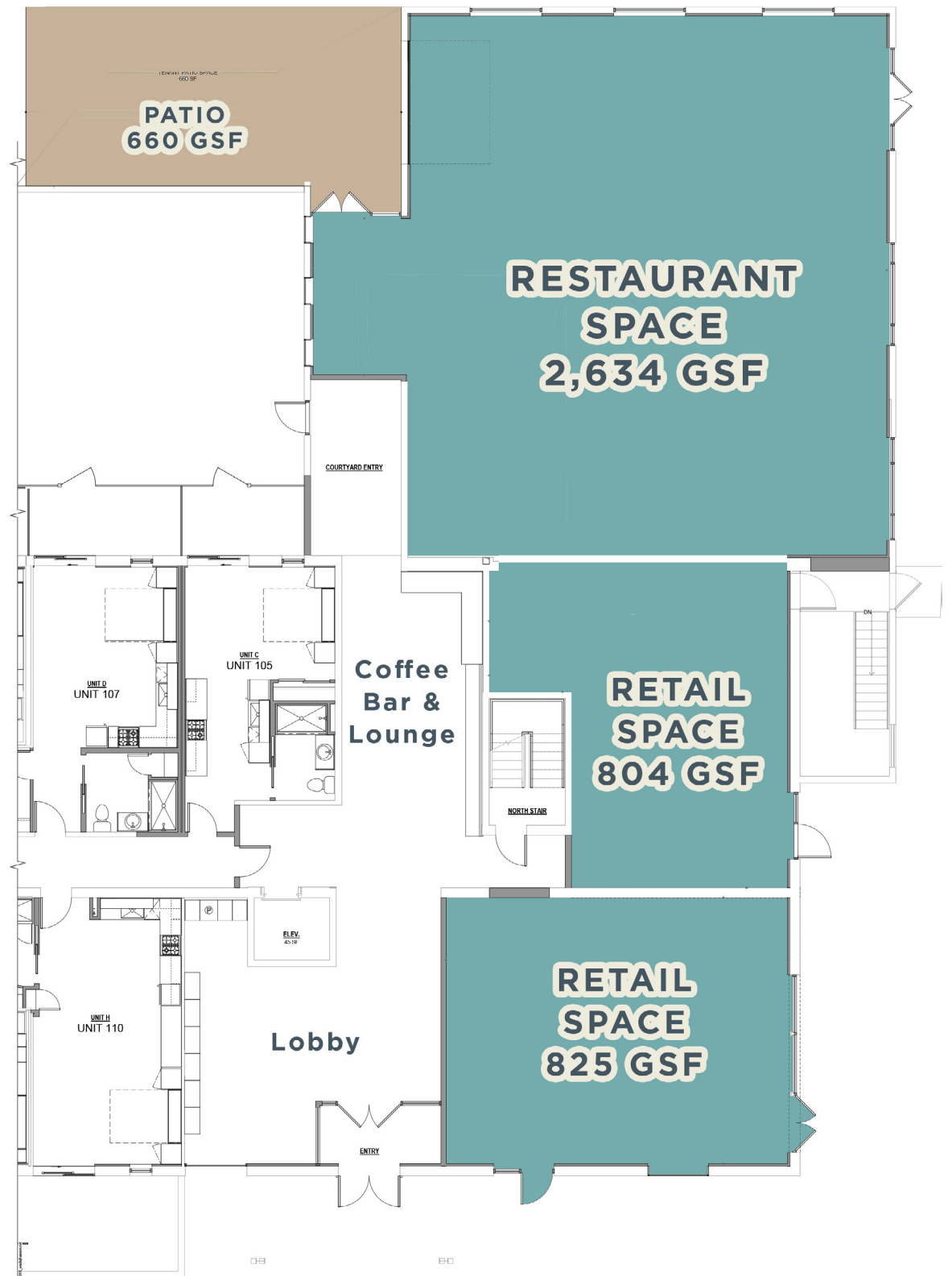
COLFAX AVE

SHERIDAN BLVD

FEDERAL BLVD









[www.creginc.com](http://www.creginc.com)

303 398 2111

## LISTING BROKERS

**Rich Hobbs**

720 287 6865

[hobbs@creginc.com](mailto:hobbs@creginc.com)

**Eli Boymel**

720 287 6862

[eboymel@creginc.com](mailto:eboymel@creginc.com)

Disclosure  
Agreement

