

# RETAIL SPACE FOR LEASE

1150 E Colfax Ave, Denver, CO



## OVERVIEW

- **Available:**  
2,761 SF & 3,067 SF
- **Lease Price:**  
\$30.00 PSF NNN

## HIGHLIGHTS

- New development with 334 residential units
- 30 covered garage parking spaces for retail users
- Patio space facing Colfax Avenue
- Equipped with grease trap hook up
- Excellent building signage
- 26,566 vehicles per day on Colfax Ave

## CONTACT

**Rich Otterstetter**

303 883 1003 | [richo@creginc.com](mailto:richo@creginc.com)

**Adam Deutsch**

720 309 1278 | [adamd@creginc.com](mailto:adamd@creginc.com)

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## SITE PLAN



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- Available
- Patio
- Retail Parking (30 Spaces)
- Future Resident Parking



## DEMOGRAPHICS

### POPULATION



1 Mile:	51,587
2 Mile:	151,127
3 Mile:	249,529

### EMPLOYEES



1 Mile:	59,969
2 Mile:	199,311
3 Mile:	259,436

### AVG. HH INCOME



1 Mile:	\$116,318
2 Mile:	\$143,165
3 Mile:	\$155,464

### HOUSEHOLDS



1 Mile:	33,180
2 Mile:	88,149
3 Mile:	135,859

### TRAFFIC COUNTS



Colfax e/o Downing:	26,566 vpd
Colfax w/o Downing:	23,793 vpd

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For more  
information, contact:

**Rich Otterstetter**

303-883-1003

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

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