# 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**

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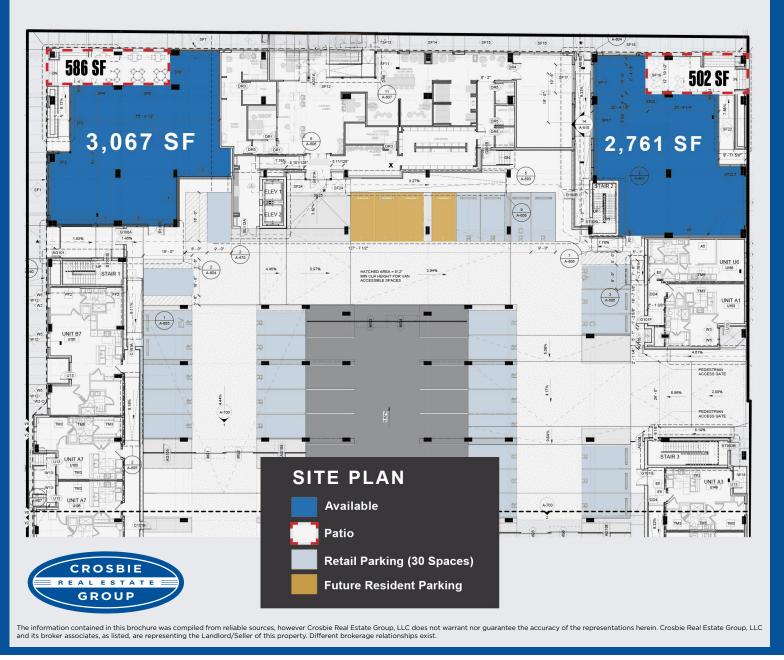
#### **Adam Deutsch**

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### 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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