RETAIL SPACE FOR LEASE

1150 E Colfax Ave, Denver, CO

OVERVIEW

- **Available:**
  1,200 SF - 3,067 SF
- **Lease Price:**
  $25.00 PSF NNN

HIGHLIGHTS

- New development with 334 residential units
- 30 covered ground floor 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

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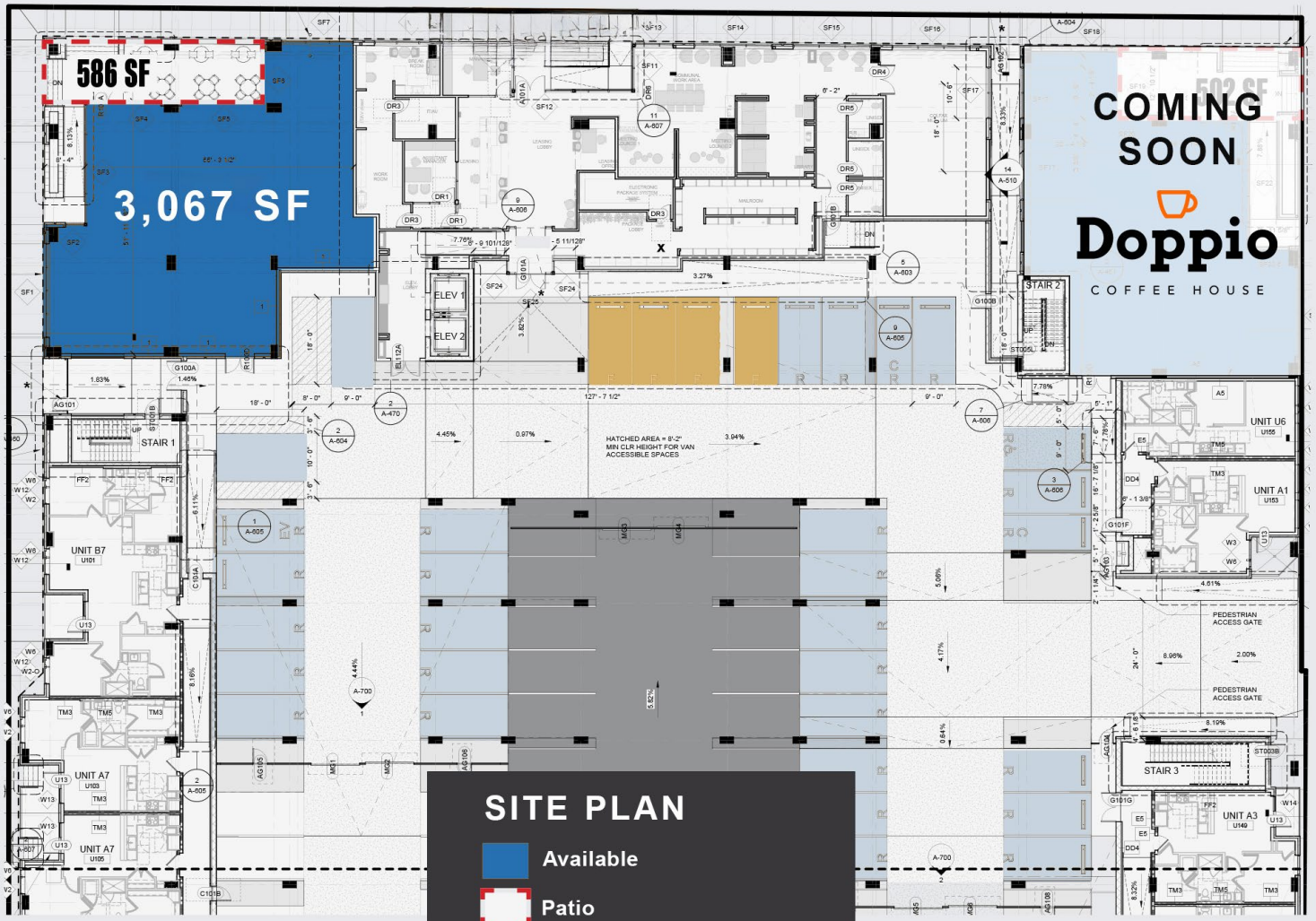
SITE PLAN



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**

CROSBIE REAL ESTATE GROUP

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For more information, contact:

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