

# For Lease | Prime Restaurant Opportunity

5001 E. Colfax Avenue, Denver, Colorado



## DEMOGRAPHICS

### POPULATION



1 Mile:	23,261
3 Mile:	203,061
5 Mile:	508,455

### EMPLOYEES



1 Mile:	9,681
3 Mile:	116,192
5 Mile:	398,005

### AVG. HH INCOME



1 Mile:	\$189,183
3 Mile:	\$158,508
5 Mile:	\$145,883

### HOUSEHOLDS



1 Mile:	11,436
3 Mile:	102,234
5 Mile:	243,622

### TRAFFIC COUNTS



Colfax east of Elm:	27,384 vpd
Colfax west of Elm:	30,512 vpd

## CONTACT

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## PROPERTY OVERVIEW

- **Size:** 2,014 SF plus covered patio
- **DO NOT DISTURB TENANT**
- **Available:** July 1, 2026
- Call Listing Agent for pricing & terms

## HIGHLIGHTS

- Potential transfer of liquor license and FF&E
- Convenient parking adjacent to space
- Located in the heart of Mayfair
- Excellent signage opportunities

**CROSBIE**  
REAL ESTATE  
GROUP

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THE MARLOWE  
205 Luxury Units

**SITE**

**PARKING**

ELM ST

FAIRFAX ST

**E COLFAX AVE 27,384 vpd**

Jett  
Sushi

Bikeram  
Yoga  
Mile  
High

Africana  
Restaurant

Viva  
Mexi-Coffee

City  
Donuts

Pangaea  
Salon

R&R  
Denver

Chili  
Shack

Dog House  
Denver

The Owl  
Saloon

Pato's  
Tacos



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