

RESTAURANT SPACE FOR LEASE

6160 East Colfax Avenue, Denver, Colorado



DEMOGRAPHICS

POPULATION



1 Mile:	18,335
2 Mile:	85,598
3 Mile:	175,925

DAYTIME POPULATION



1 Mile:	7,217
2 Mile:	32,438
3 Mile:	104,894

AVG. HH INCOME



1 Mile:	\$204,050
2 Mile:	\$197,001
3 Mile:	\$175,169

HOUSEHOLDS



1 Mile:	8,084
2 Mile:	38,501
3 Mile:	82,053

TRAFFIC COUNTS



Colfax w/o Krameria:	20,561 vpd
14th w/o Krameria:	5,261 vpd

CONTACT

Adam Deutsch

720 309 1278

adamd@creginc.com

Rhonda Coy

720 287 6866

rcoy@creginc.com

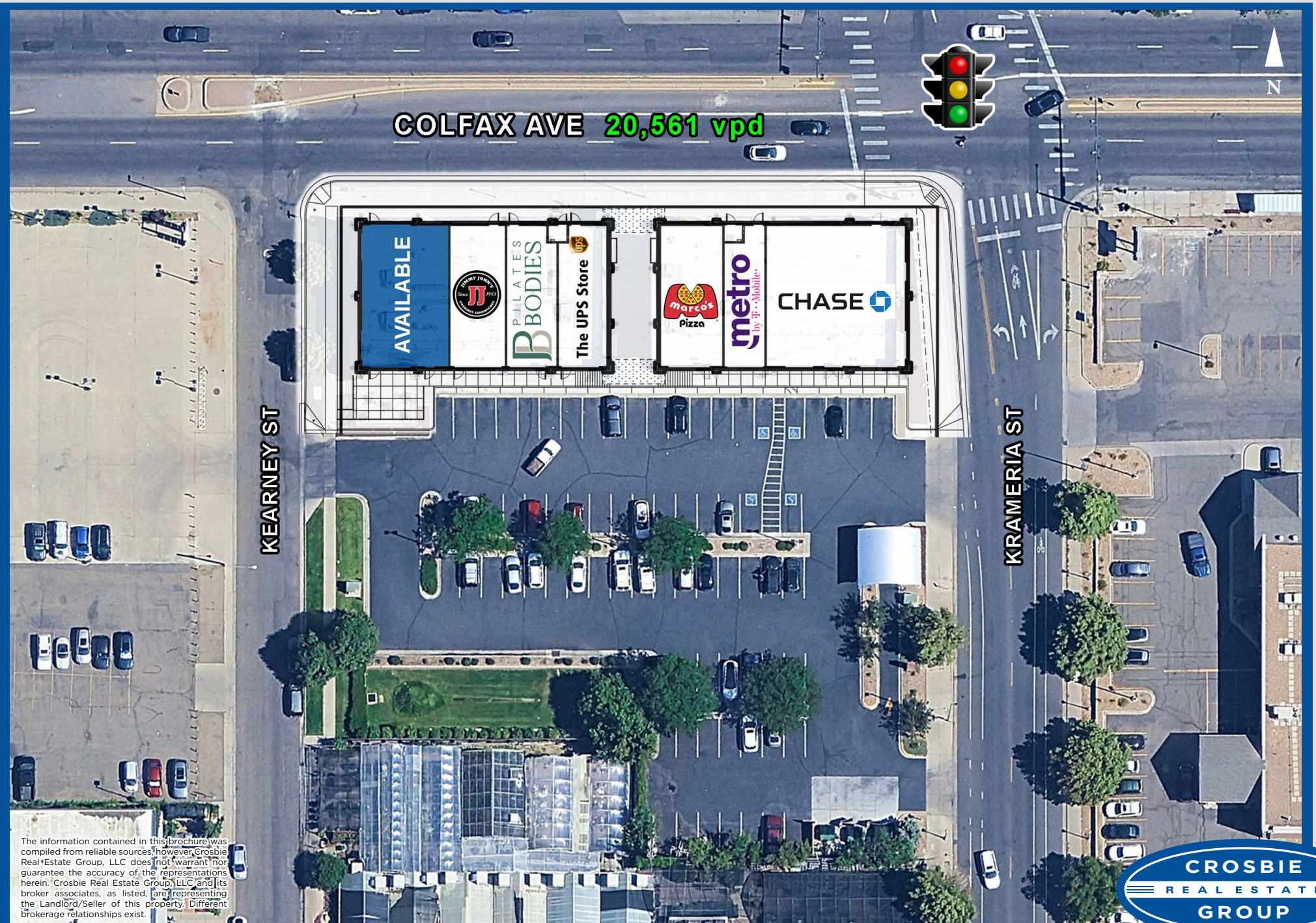
PROPERTY OVERVIEW

- 2,200 SF available
- Second generation restaurant space
- End cap with great visibility
- Designated patio space available



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SITE

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