

FOR SALE - WEST COLFAX PORTFOLIO

1505 N OSCEOLA ST | 3933 W COLFAX AVE | 3936 W COLFAX AVE



LAKEHOUSE
224 Units

1515 FLATS
82 Units

Little Man
ICE CREAM COMPANY

ALAMO
DRAPTHOUSE CINEMA

CHABA HUT
POPCORN PARLOR

REGATTA SLOANS LAKE
369 Units

SLOAN'S LAKE

THE RALEIGH
251 Units

SIENNA ON SLOAN'S LAKE
49 Units

PERRY ROW
64 Units

VIDA
175 Units

PERRY ST

3933 W COLFAX AVE

1505 OSCEOLA ST

3936 W COLFAX AVE

W COLFAX AVE

OSCEOLA ST

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THE PROPERTIES



1505 N. OSCEOLA STREET
Denver, CO

Price:
\$1,200,000

Building Size:
4,205 SF

Land Size:
6,250 SF

Zoning:
U-MS-3

YOC:
1923

Real Estate Taxes:
\$18,771.76



3933 W. COLFAX AVENUE
Denver, CO

Price:
\$2,500,000

Building Size:
10,378 SF

Land Size:
12,499 SF

Zoning:
U-MS-5

YOC:
1924

Real Estate Taxes:
\$23,022.50



3936 W. COLFAX AVENUE
Denver, CO

Price:
\$900,000

Building Size:
4,539 SF

Land Size:
5,000 SF

Zoning:
U-MS-3

YOC:
1932

Real Estate Taxes:
\$17,813.34

PROPERTY HIGHLIGHTS

- Adjacent to Sloan's Lake redevelopment
- Properties can be sold in bulk or individually
- Excellent user type buildings or redevelopment opportunity
- No long term leases in place
- Flexible zoning for each property
- Average Home Prices Increased 259% Since 2011
\$180K (2011) → \$490K (2018) → \$646K (2026)



DEMOGRAPHICS



POPULATION

1 Mile:	27,388
3 Mile:	216,782
5 Mile:	495,765



AVG. HH INCOME

1 Mile:	\$151,419
3 Mile:	\$146,282
5 Mile:	\$143,107



HOUSEHOLDS

1 Mile:	12,569
3 Mile:	106,389
5 Mile:	240,085



EMPLOYEES

1 Mile:	5,897
3 Mile:	209,650
5 Mile:	364,395



TRAFFIC COUNTS

W. Colfax Ave east of Perry Street: 27,487 vpd

LOCATION

