PRIME COLFAX RETAIL SPACE

5305 E Colfax Avenue, Denver, CO



PROPERTY OVERVIEW

- **Available:** 2,400 SF end cap opportunity - **DO NOT DISTURB TENANT**
- Call Listing Agent for pricing and terms
- Lighted intersection
- 25 parking spaces
- Great visibility and convenient access to Colfax Ave
- Strong demographics - located in the heart of Mayfair
- Monument signage available

DEMOGRAPHICS

POPULATION

1 Mile:	21,586
3 Mile:	187,619
5 Mile:	503,878

EMPLOYEES

1 Mile:	12,372
3 Mile:	112,784
5 Mile:	417,078

AVG. HH INCOME

1 Mile:	$202,123
3 Mile:	$171,733
5 Mile:	$153,979

HOUSEHOLDS

1 Mile:	10,510
3 Mile:	92,130
5 Mile:	243,462

TRAFFIC COUNTS

On Colfax east of Glencoe:

27,384 vpd

CONTACT

Rich Otterstetter

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CROSBIE REAL ESTATE GROUP

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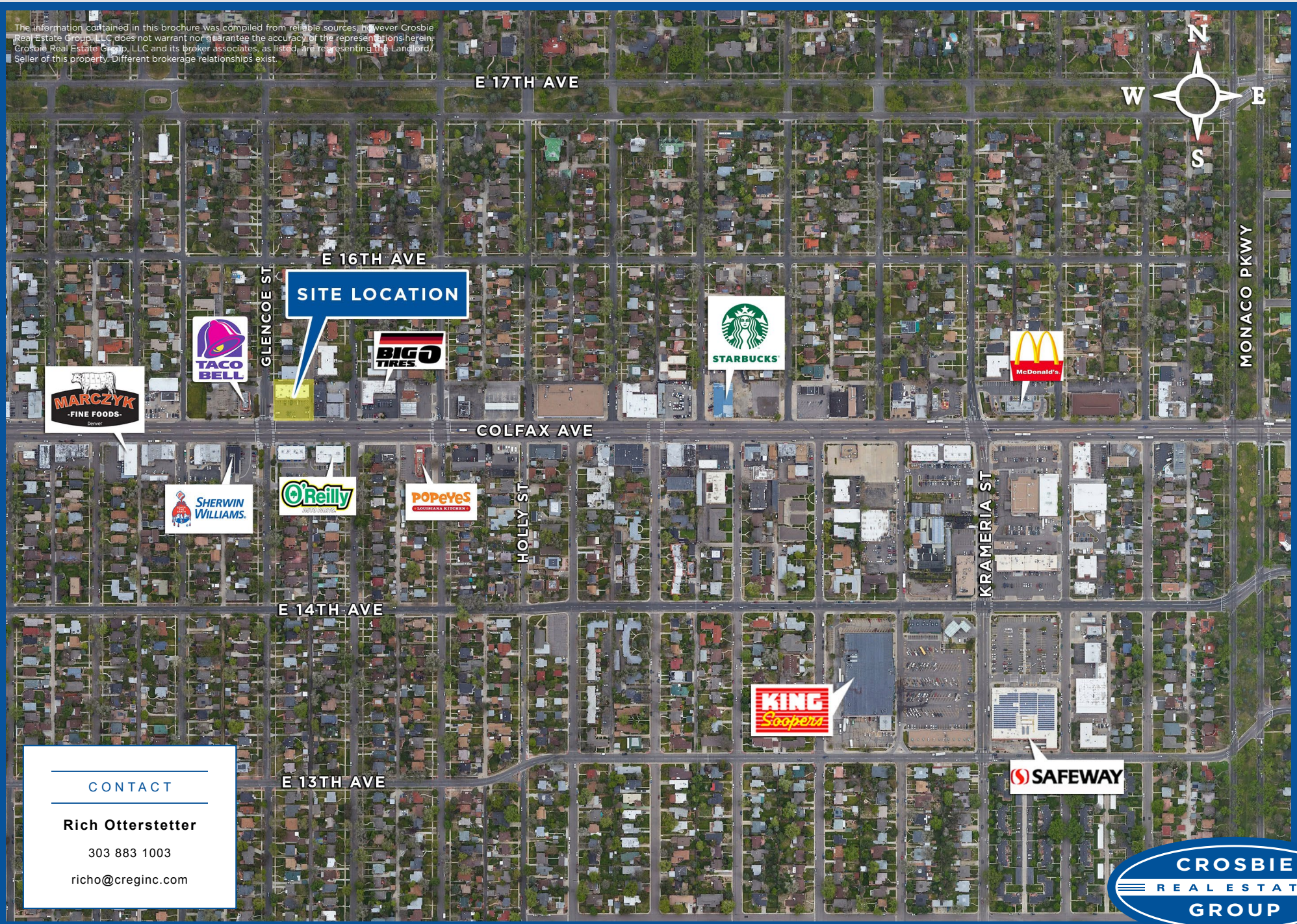

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