QSR DRIVE-THRU AVAILABLE FOR SUBLEASE

8080 East Colfax Avenue, Denver, Colorado



DEMOGRAPHICS

POPULATION

1 Mile:	24,135
2 Mile:	85,501
3 Mile:	176,110

EMPLOYEES

1 Mile:	14,496
2 Mile:	88,157
3 Mile:	208,836

AVG. HH INCOME

1 Mile:	$143,935
2 Mile:	$178,251
3 Mile:	$161,741

HOUSEHOLDS

1 Mile:	9,411
2 Mile:	34,820
3 Mile:	73,754

TRAFFIC COUNTS

On Colfax Ave at Ulster Street:

28,620 vpd

PROPERTY OVERVIEW

- **Building Size:** 2,893 SF building with drive-thru
- **Land Size:** 0.90 AC
- **Parking:** 44 spaces
- **Current Term:** 9 years remaining
- **2025 Property Taxes:** $37,411

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CROSBIE REAL ESTATE GROUP

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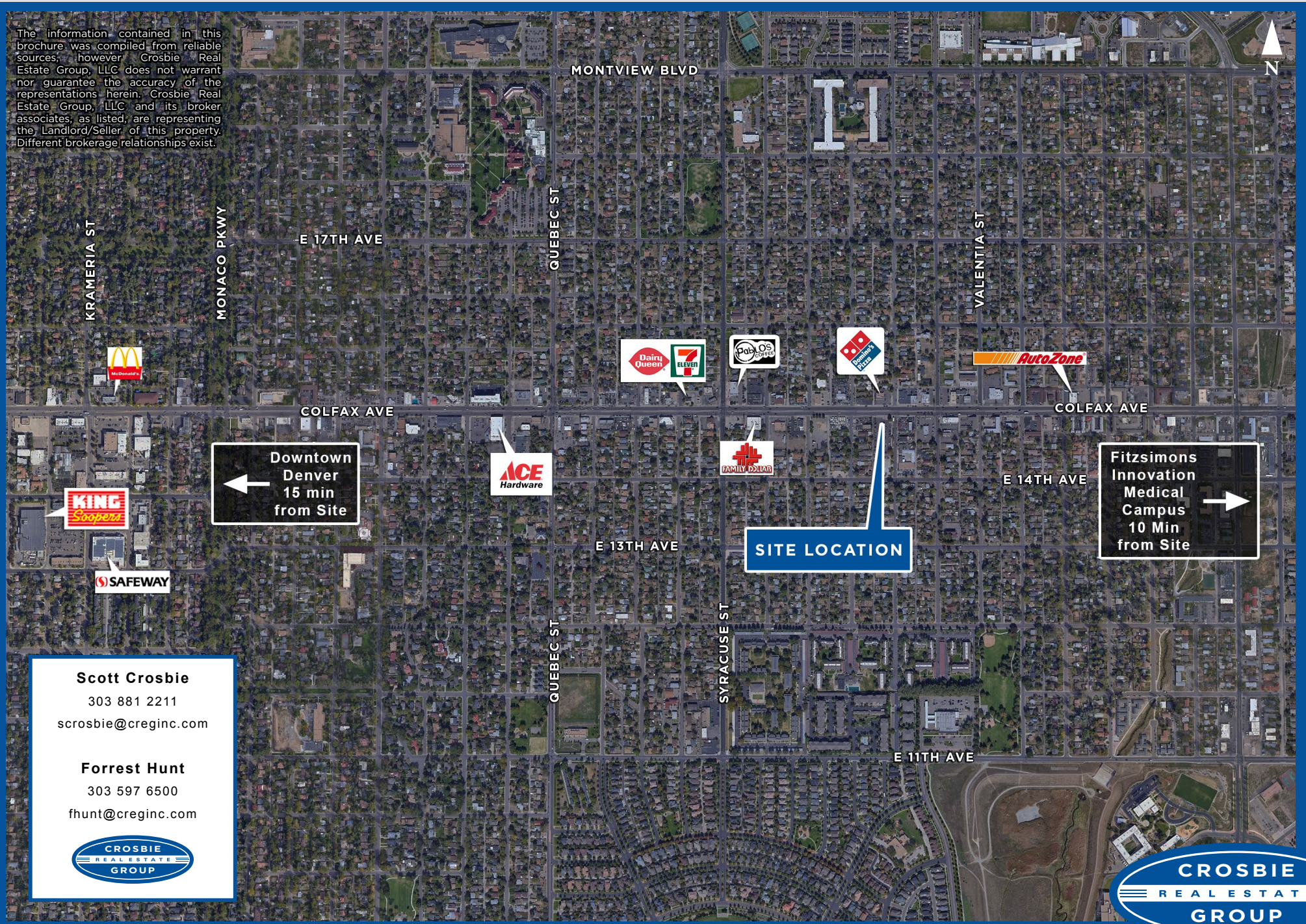

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