

RETAIL SPACE FOR LEASE

1150 E Colfax Ave, Denver, CO



OVERVIEW

- **Available:**
1,200 SF - 3,067 SF
- **Lease Price:**
\$30.00 PSF NNN

HIGHLIGHTS

- New development with 334 residential units
- 30 covered ground floor garage parking spaces for retail users
- Patio space facing Colfax Avenue
- Equipped with grease trap hook up
- Excellent building signage
- 26,566 vehicles per day on Colfax Ave

CONTACT

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CROSBIE
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GROUP

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SITE PLAN



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- Available
- Patio
- Retail Parking (30 Spaces)
- Future Resident Parking



DEMOGRAPHICS

POPULATION



1 Mile:	51,587
2 Mile:	151,127
3 Mile:	249,529

EMPLOYEES



1 Mile:	59,969
2 Mile:	199,311
3 Mile:	259,436

AVG. HH INCOME



1 Mile:	\$116,318
2 Mile:	\$143,165
3 Mile:	\$155,464

HOUSEHOLDS



1 Mile:	33,180
2 Mile:	88,149
3 Mile:	135,859

TRAFFIC COUNTS

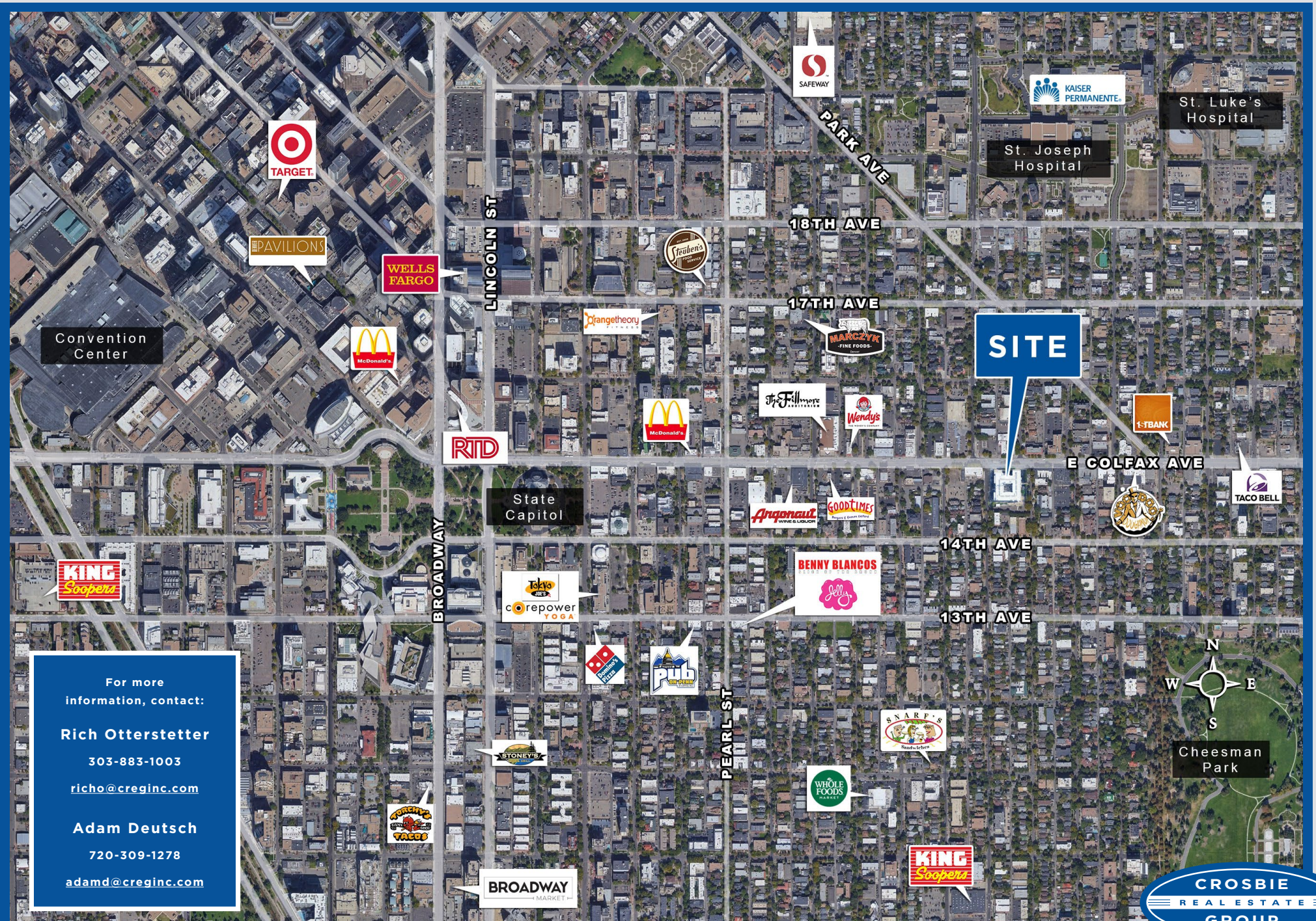


Colfax e/o Downing:	26,566 vpd
Colfax w/o Downing:	23,793 vpd

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