

SECOND GENERATION COFFEE ENDCAP
4205 W. COLFAX AVENUE
Denver, CO 80204

1,800 SF FORMER COFFEE SHOP FOR LEASE



FOR LEASE

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OVERVIEW

1,800 SF FORMER COFFEE SHOP FOR LEASE

Available	1,800 SF
Rate	\$38.00/SF
NNN	\$19.71/SF
Monthly	\$8,656.50
City/County	Denver

ABOUT THE PROPERTY

- Second generation coffee endcap available at Sloans Lake
 - **Grease trap in place, Landlord will contribute towards hood installation**
- Direct Colfax frontage adjacent to Alamo Draft House
- Join Cheba Hut, Mizuumi Ramen, and Natuur
- Strong demographics and traffic counts
- 2,154 apartments units in a quarter-mile of the

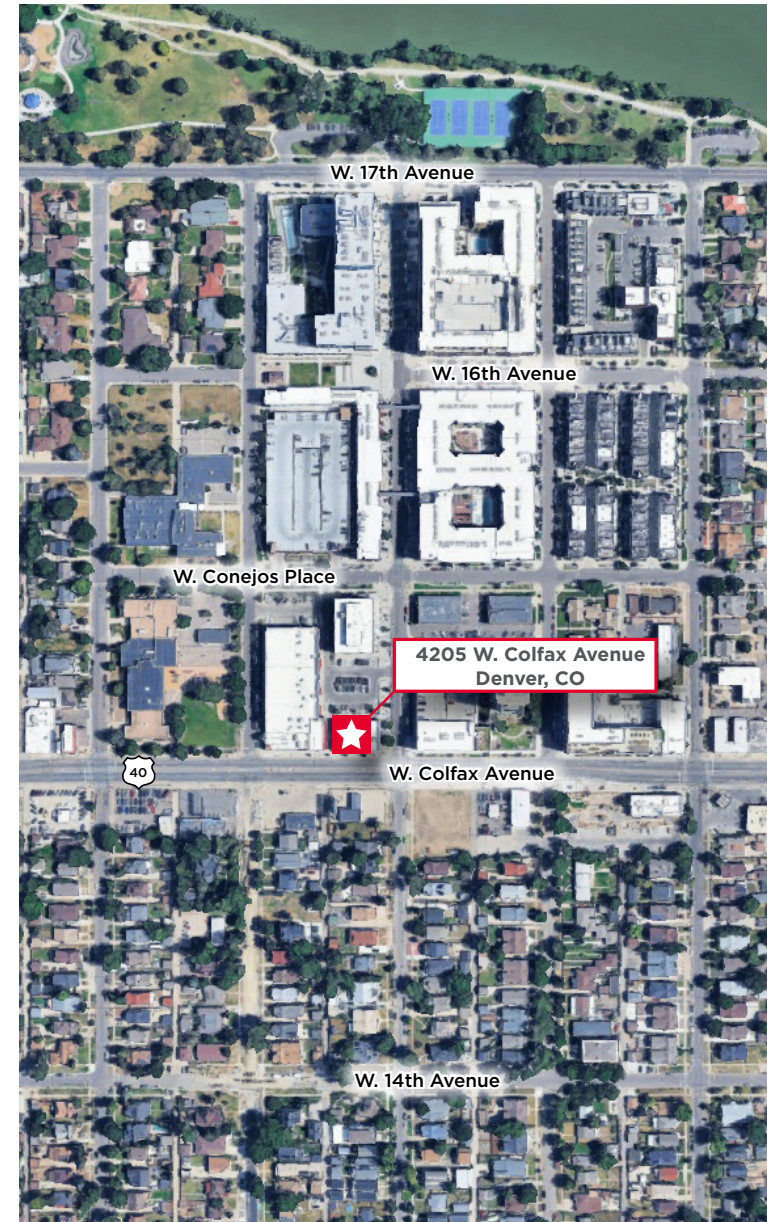
TRAFFIC COUNTS

W. Colfax Avenue
Year: 2025 | drcog
29,420 VPD

DEMOGRAPHICS

	1 Mile	5 Miles	10 Miles
Population	28,404	206,478	497,959
Daytime Population	20,445	292,370	614,984
Avg. Household Income	\$131,545	\$134,416	\$131,858
Estimated Households	12,382	96,278	233,429

Year: 2025 | Source: esri

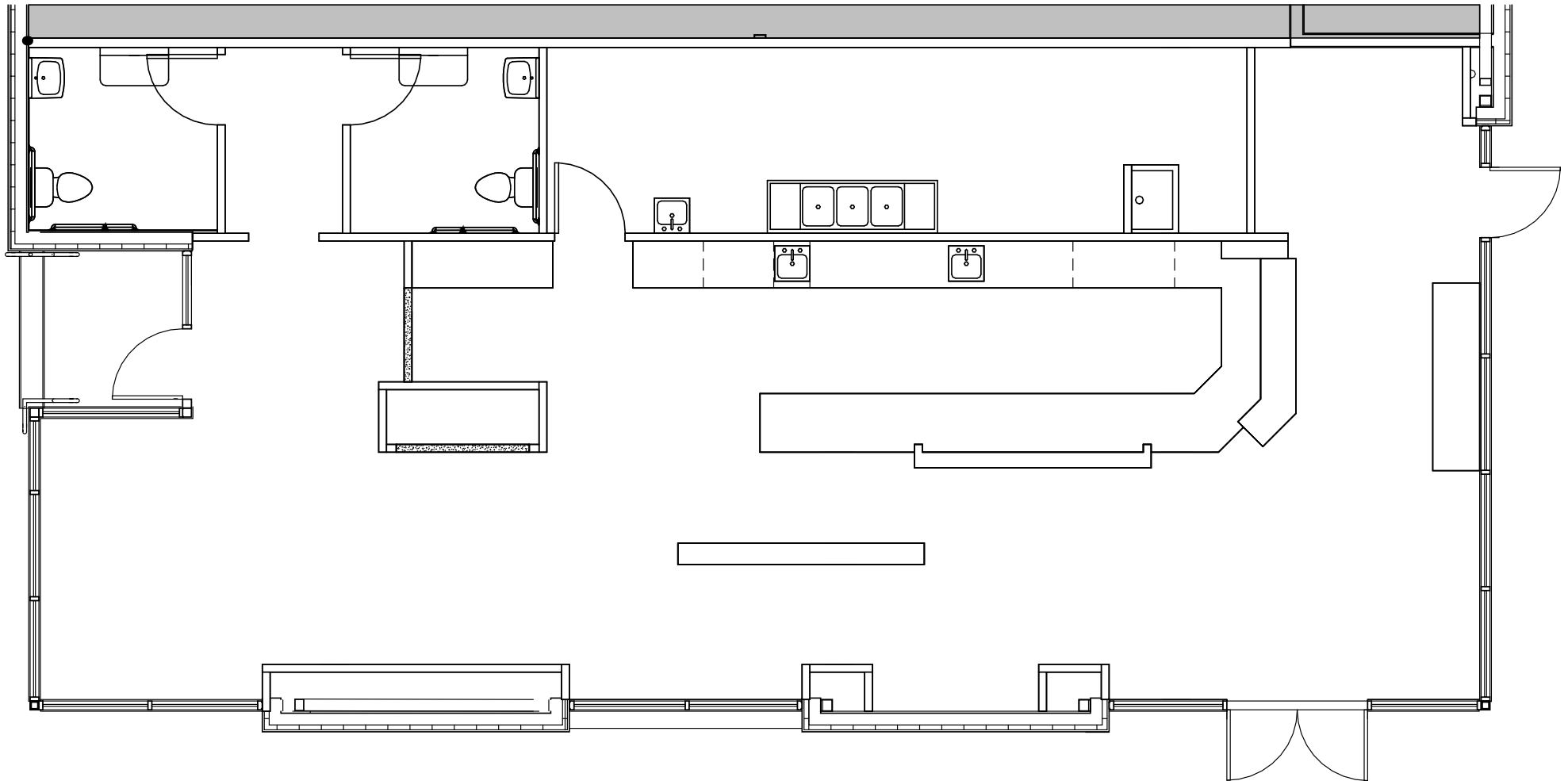


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FLOOR PLAN

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SITE PLAN

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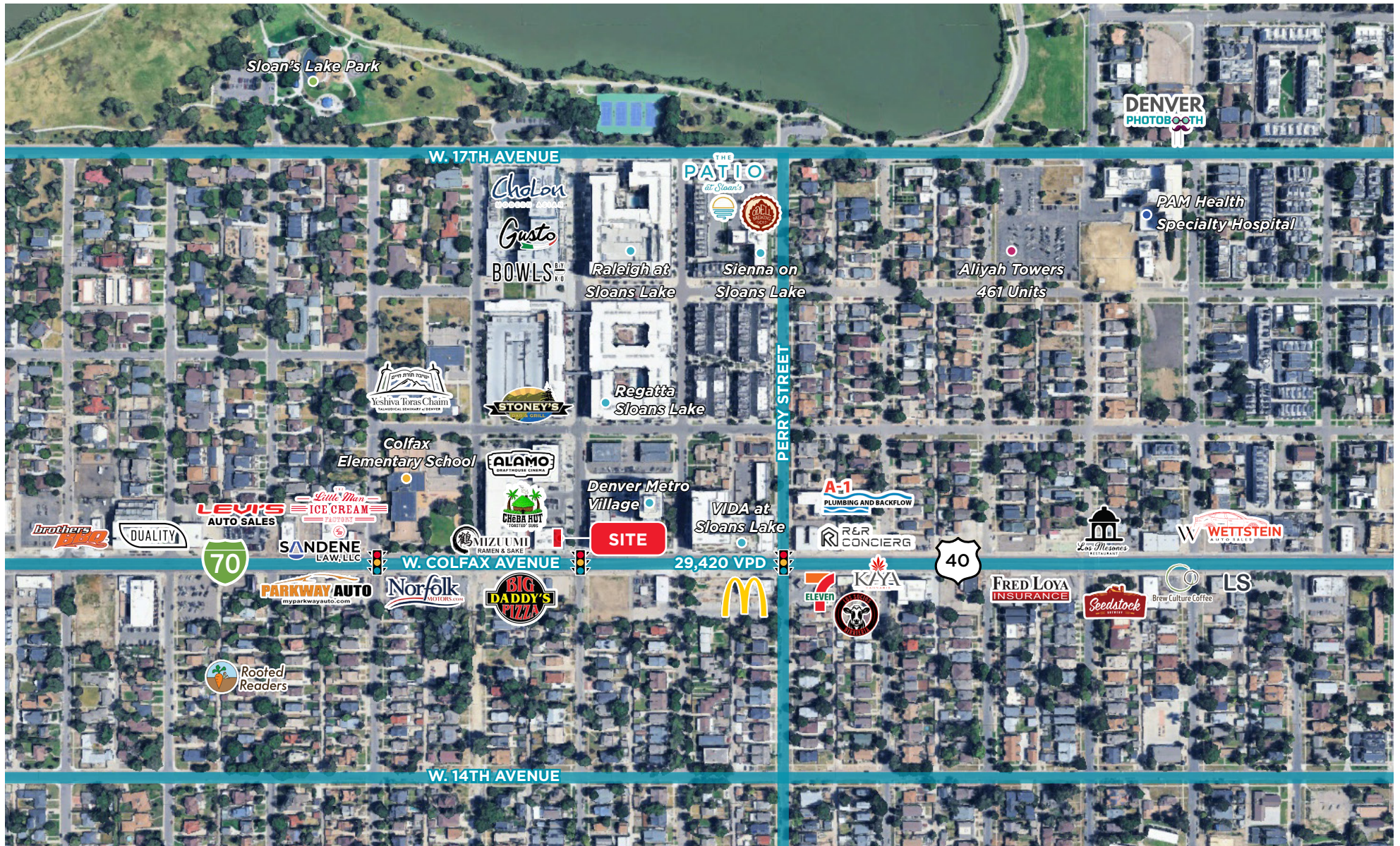


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AERIAL MAP

1,800 SF FORMER COFFEE SHOP FOR LEASE



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1,800 SF RETAIL SPACE AVAILABLE / FOR LEASE

COLORADO RETAIL SERVICES TEAM

Led by Managing Directors Patrick McGlinchey and Justin Gregory, Cushman & Wakefield's Colorado Retail Services team specializes in retail leasing, commercial land, and building sales throughout the Rocky Mountain region. McGlinchey is highly regarded for his ability to navigate complex zoning processes and his intentional approach to executing client strategy, while Gregory brings a direct, no-nonsense style and a team-first mentality to every transaction. They are supported by Jack Lazzeri, a fifth-generation Coloradan focused on tenant expansion and landlord representation, and Nico Demetrian, a Brokerage Specialist and licensed drone pilot who provides essential valuation and property marketing support. Together, the team leverages deep local roots and a collaborative workflow to deliver clear, actionable results for their clients.

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