

**5702**

**E COLFAX AVE**

DENVER, CO 80220

**\$750,000**

SALE PRICE



**FULLY LEASED CANNABIS RETAIL INVESTMENT**

NEWLY EXECUTED 5-YEAR LEASE



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**UNIQUE**  
PROPERTIES



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# PROPERTY HIGHLIGHTS

|                 |                                       |
|-----------------|---------------------------------------|
| Address         | 5702 E Colfax Ave<br>Denver, CO 80220 |
| For Sale        | \$750,000                             |
| Building SF     | 4,471 SF                              |
| Estimated NOI   | ~\$45,094                             |
| Lot Size        | 5,156 SF (0.1184 Acres)               |
| Price Per SF    | \$167/SF                              |
| Building Zoning | U-MS-3                                |
| Year Built      | 1953                                  |
| Taxes           | \$16,054.92                           |
| Parking         | 7 Spaces                              |

## PROPERTY DESCRIPTION

The Denver Infill Specialists of Unique Properties are pleased to present 5702 E Colfax Avenue, a fully leased retail investment along Denver's East Colfax corridor. The 4,471 SF property is subject to a new five-year lease with \$4,500 per month in initial base rent, 3% annual increases, and two five-year renewal options. The tenant is responsible for utilities and substantially all maintenance and repairs.

- New 5-year Lease, \$4,500/mo Base Rent (CONTACT BROKER).
- Tenant responsible for utilities and substantially all property maintenance and repairs
- High-visibility East Colfax frontage with strong access to surrounding infill neighborhoods and established retail/services. In Enterprise Zone.
- U-MS-3 zoning allows a main-street mix of uses such as retail, restaurant, office/professional services, and mixed-use residential.

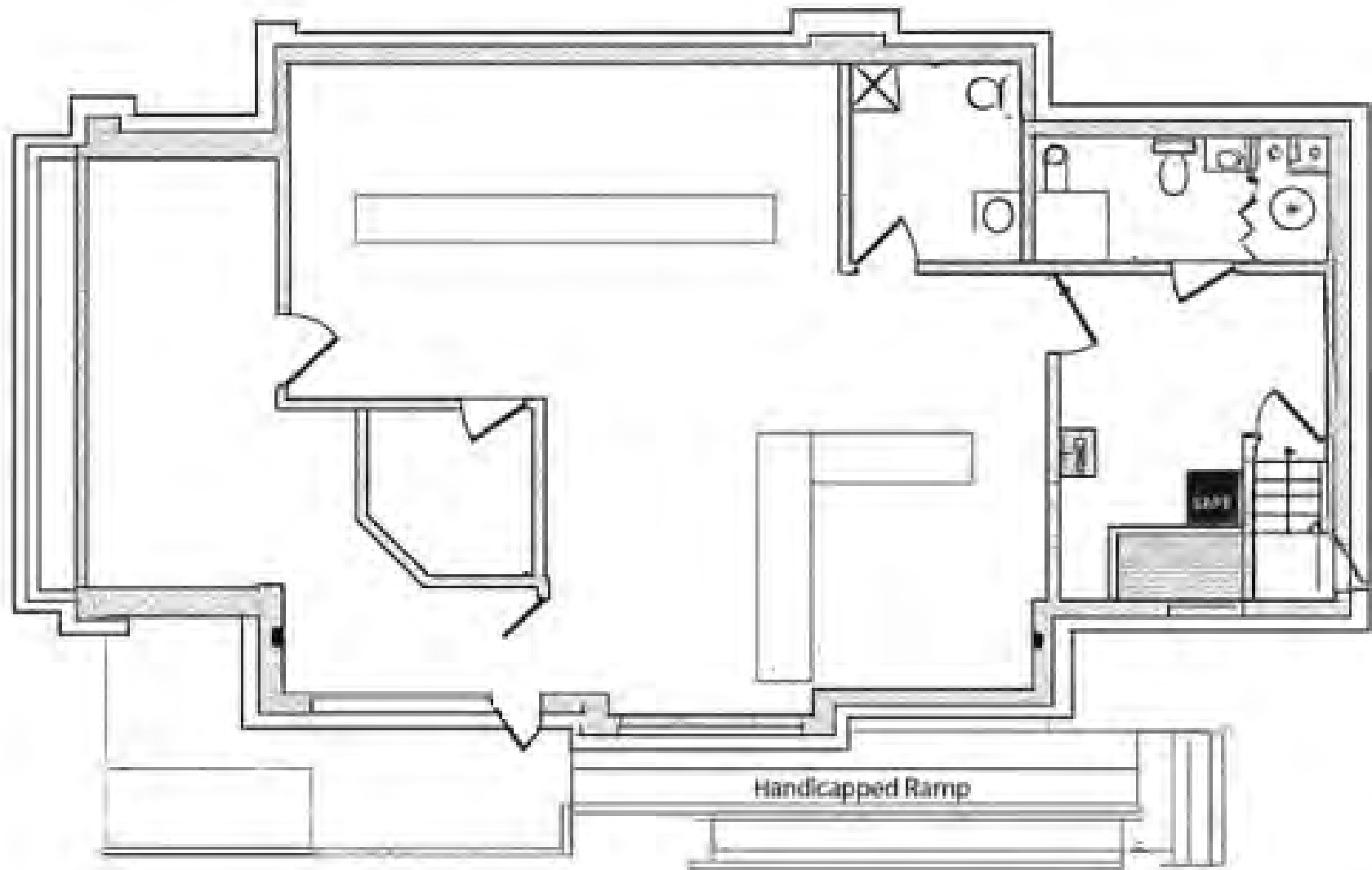


# ADDITIONAL PHOTOS



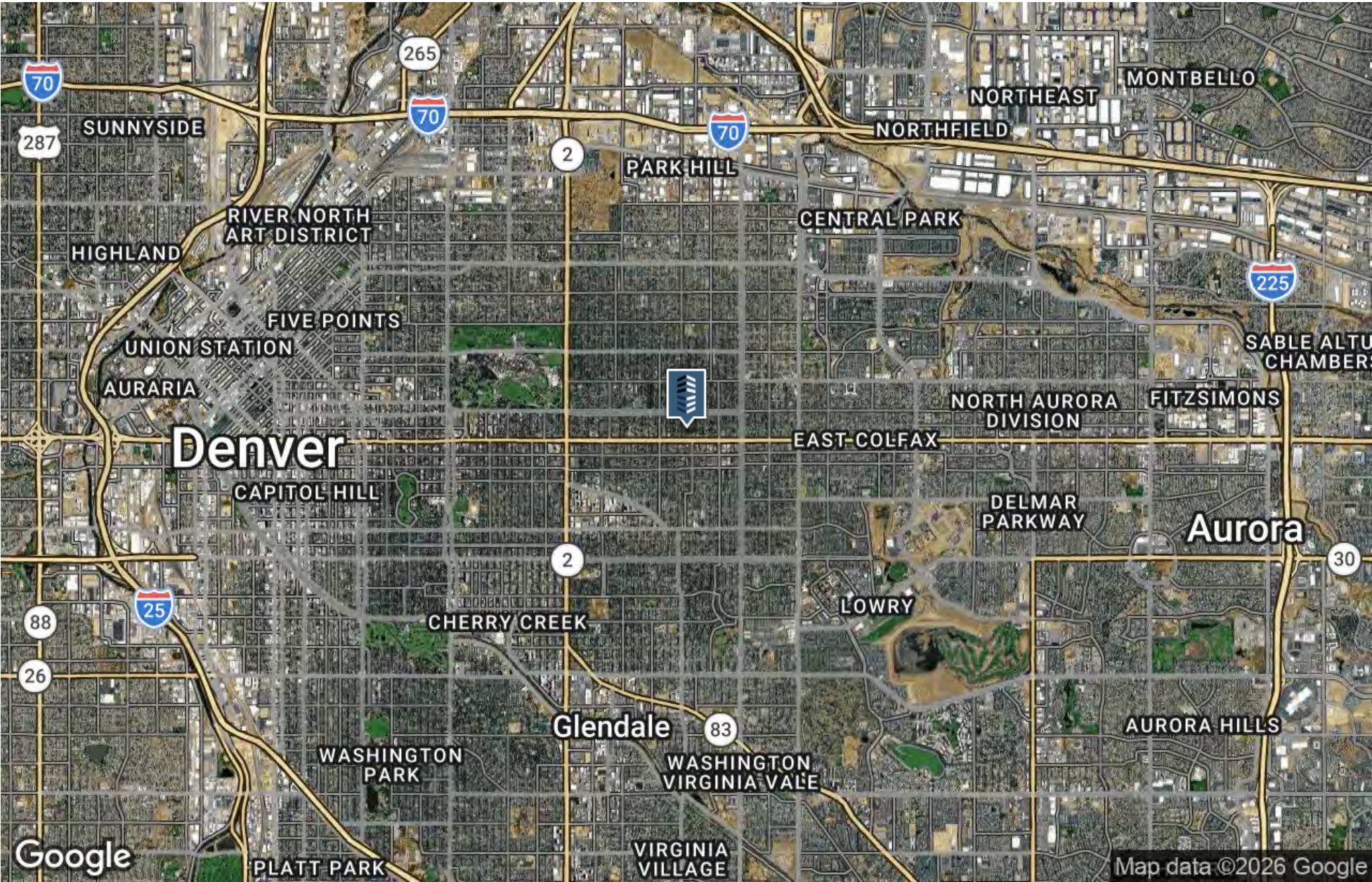


## 5702 MAIN FLOOR PLAN



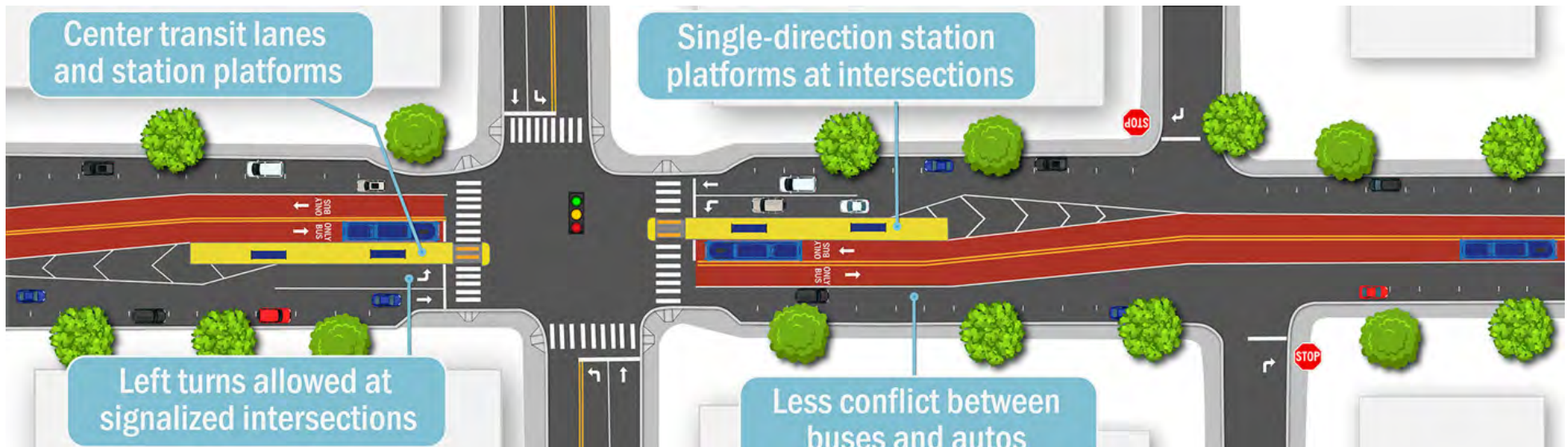


# SITE LOCATION





# EAST COLFAX BRT PROJECT – HOW IT WORKS



Colfax BRT construction began in October 2024 and is being delivered in multiple segments, with corridor work extending into 2027.







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