



PRICE REDUCED!

DRIVE-THRU/REDEVELOPMENT SITE

606 W Colfax Ave, Denver, CO 80204

Sales Price: ~~\$1,475,000~~ **\$1,100,000**

Building SF: 1,226 SF

Lot Size: 13,485 SF



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PROPERTY DESCRIPTION

Henry Group is pleased to present 606 W Colfax Avenue for sale. Located at the gateway to Downtown Denver, the property sits in the vibrant Golden Triangle—one of the city's fastest-evolving mixed-use districts. Just south of the CBD, this walkable location places future owners steps from nearly 10,000 hotel rooms, 300 dining options, abundant retail, government centers, and major downtown employers.

Zoned D-GT, the site supports a range of redevelopment paths, from a drive-thru use to a mixed-use structure up to 66 feet tall, subject only to the State Capitol view plane. High traffic volumes along West Colfax Avenue provide exceptional visibility and access.

The existing 1,226 SF building, formerly a drive-thru bank, includes office space and two drive-thru bays—offering immediate utility and long-term flexibility for a buyer's vision.

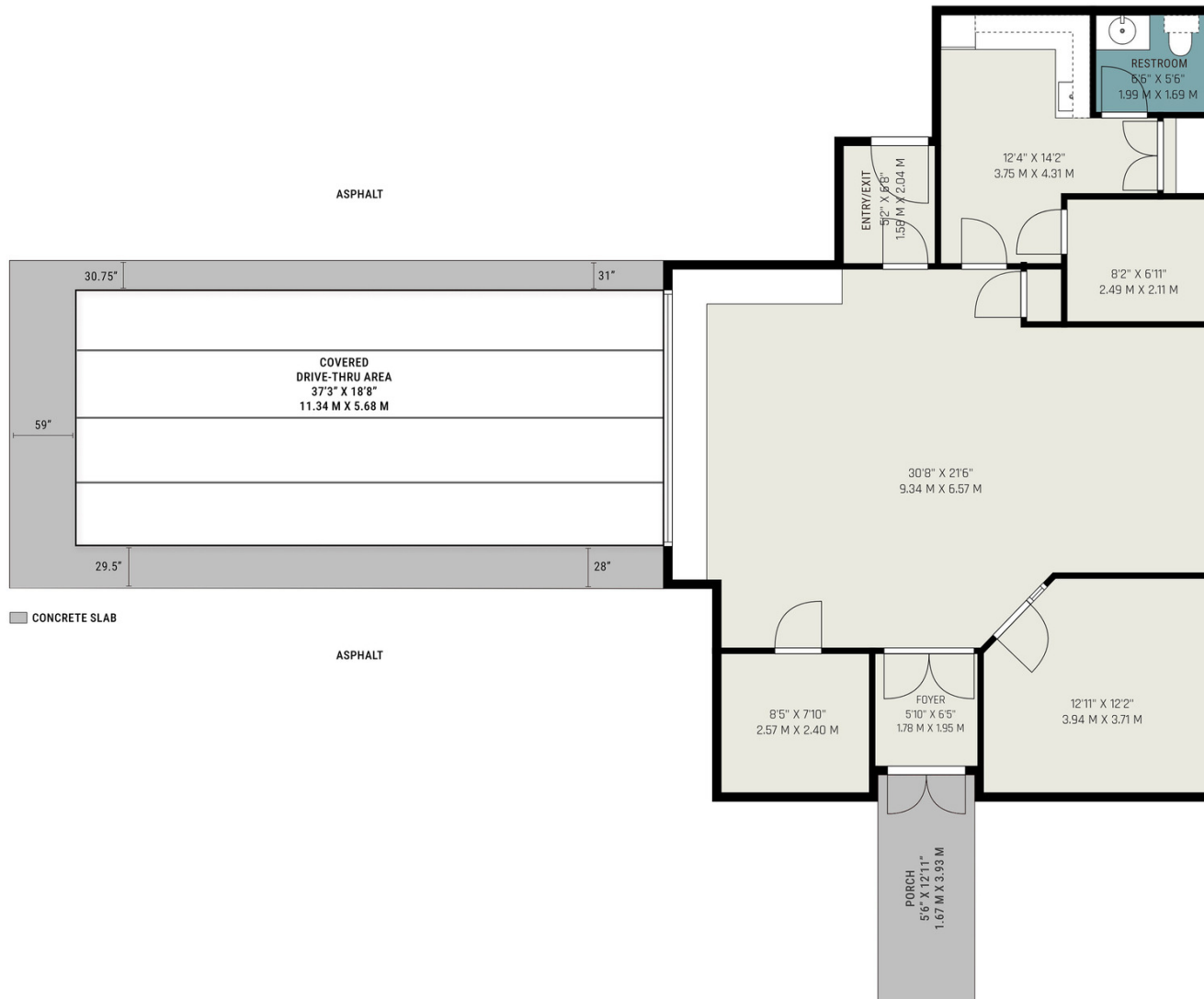
PROPERTY HIGHLIGHTS

- Highly permissive D-GT Zoning
- Grandfathered drive-thru
- Located on West Colfax with traffic counts reaching over 60,000 cars a day
- Directly across from Convention Center
- Surrounded by high-density developments, local and state government office buildings



OFFERING SUMMARY

Address	606 W Colfax Ave, CO 80204
Lot Size	13,485 SF
Building Size	1,226 SF
Building Type	Retail/Development
Year Built	1981
Zoning	D-GT (Click here for zoning information)
View Plane Height Restriction	66 FT (per City view plane ordinance)
Sales Price	\$1,475,000 \$1,100,000







TRAFFIC COUNTS & DEMOGRAPHICS

10,128
14TH AVE

51,796
Speer Blvd

The Finch
372 Units

**SUBJECT
PROPERTY**

GLENARMP I

W COLFAX AVE

12TH ST

The Slate Denver (Hilton)
250 Rooms

63,062
Colfax Ave

**COLORADO
CONVENTION CENTER**

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	4,470	23,584	50,699
Total Population	7,624	36,019	79,869
Average HH Income	\$158,778	\$115,904	\$119,462

GOLDEN TRIANGLE DEVELOPMENT



Property Name	Address	Development Stage	Details
1139 Delaware	1139 Delaware Street	Proposed -Denver Housing Authority	7 stories 132 units 2,300 SF retail 154 parking spaces
11th & Cherokee	11th Avenue & Cherokee Street	Under Construction	23 stories 309 units 11,770 SF retail 351 parking spaces
Akin Golden Triangle	955 Bannock Street	Completed	12 stories 105 units 129 parking spaces
AMLI Golden Triangle	855 N Broadway	Anticipated move-ins spring 2026	16 stories 372 units 12,400 SF retail 495 parking spaces
The Finch	650 W Colfax Avenue	Completed	7 stories 370 units 536 parking spaces
Citizen 10 West	140 W 10th Avenue	Completed	17 stories 373 units 4,200 SF retail 647 parking spaces
Evans East	1120 Acoma Street	Proposed	16 Stories 300 units 9,400 SF retail 527 parking spaces
Evans West	1120 Bannock Street	Completed	19 stories 420 units 6,700 SF retail 756 parking spaces
Kindred Apartments	180 W 10th Avenue	Completed	17 stories 224 units 4,800 SF retail 328 parking spaces
Modera Golden Triangle	1025 Bannock Street	Completed	8 stories 326 units 4,500 SF retail 391 parking spaces
Parq II	990 Cherokee Street	Beginning work on 1st and 2nd floors	17 stories 310 units 8,000 SF retail 382 parking spaces
Patten Gray	370 W 12th Avenue	Completed	13 stories 250 units 2,000 SF retail 246 parking
Sports Castle Lofts	1030 Broadway Street	Half-way point of construction	15 stories 284 units 2,800 SF retail 368 parking spaces

RETAILER/ENTERTAINMENT MAP



TO
DENVER INTERNATIONAL
AIRPORT

 COORS FIELD

 UNION STATION

 ELITCH GARDENS

 16TH STREET
PEDESTRIAN MALL

 BALL ARENA

 EMPOWER FIELD

 UNIVERSITY OF
COLORADO

 METROPOLITAN
STATE UNIVERSITY

 COMMUNITY
COLLEGE OF DENVER

 AURARIA CAMPUS

 DENVER CENTER FOR THE
PERFORMING ARTS

 COLORADO CONVENTION
CENTER

 CIVIC CENTER
PARK

 COLORADO
STATE CAPITOL

**SUBJECT
PROPERTY**

 AURARIA CAMPUS
ATHLETIC FIELDS

 DENVER PUBLIC
LIBRARY

 HISTORY COLORADO
CENTER

 DENVER
ART MUSEUM

 CLYFFORD STILL
MUSEUM

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W COLFAX AVE

N SPEER BLVD

ROADWAY



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REAL ESTATE

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