

**5702**

**E COLFAX AVE**

DENVER, CO 80220

**\$750,000**

SALE PRICE



**SAM LEGER**

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**UNIQUE**  
PROPERTIES



www.uniqueprop.com | 303.321.5888

400 S. Broadway | Denver, CO 80209

# PROPERTY HIGHLIGHTS

Address	5702 E Colfax Ave Denver, CO 80220
For Sale	\$750,000
Building SF	4,471 SF
Lot Size	5,156 SF (0.1184 Acres)
Price Per SfF	\$167/SF
Building Zoning	U-MS-3
Year Built	1953
Taxes	\$16,054.92
Parking	7 Spaces
Number of Buildings	3

## PROPERTY DESCRIPTION

Denver Infill Specialists of Unique Properties is pleased to present 5702 E Colfax, a 4,471 SF commercial property on a 5,156 SF lot with prominent East Colfax frontage, strong visibility, and convenient access to surrounding infill neighborhoods. The improvements include a primary street-level commercial space, additional second-floor area, and basement storage, providing a flexible layout for a range of commercial users.

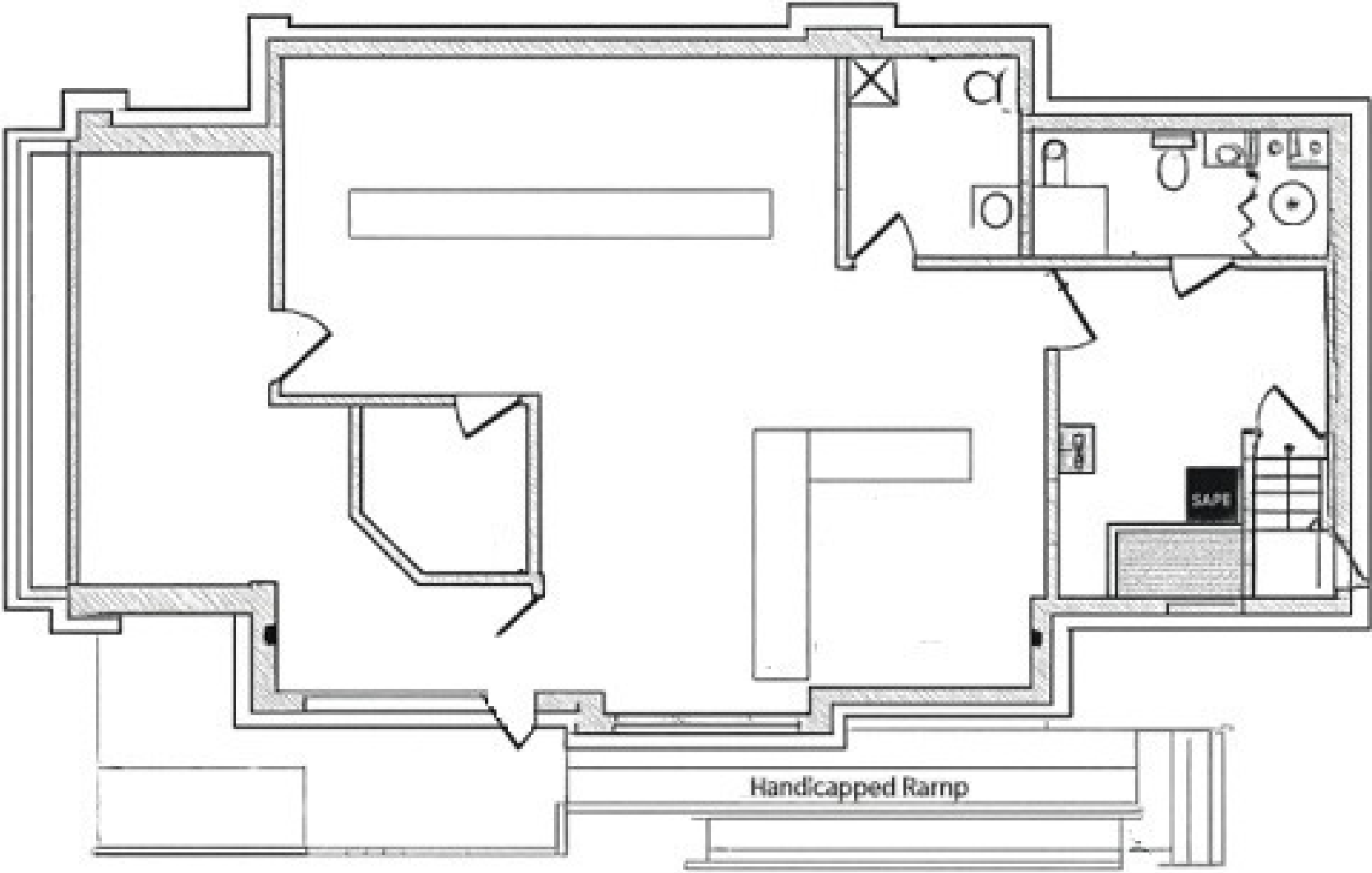
- Leased through 12/31/2026 at \$4,500/month base rent (CONTACT BROKER).
- High-visibility East Colfax frontage with strong access to surrounding infill neighborhoods and established retail/services. In Enterprise Zone.
- U-MS-3 zoning allows a main-street mix of uses such as retail, restaurant, office/professional services, and mixed-use residential.



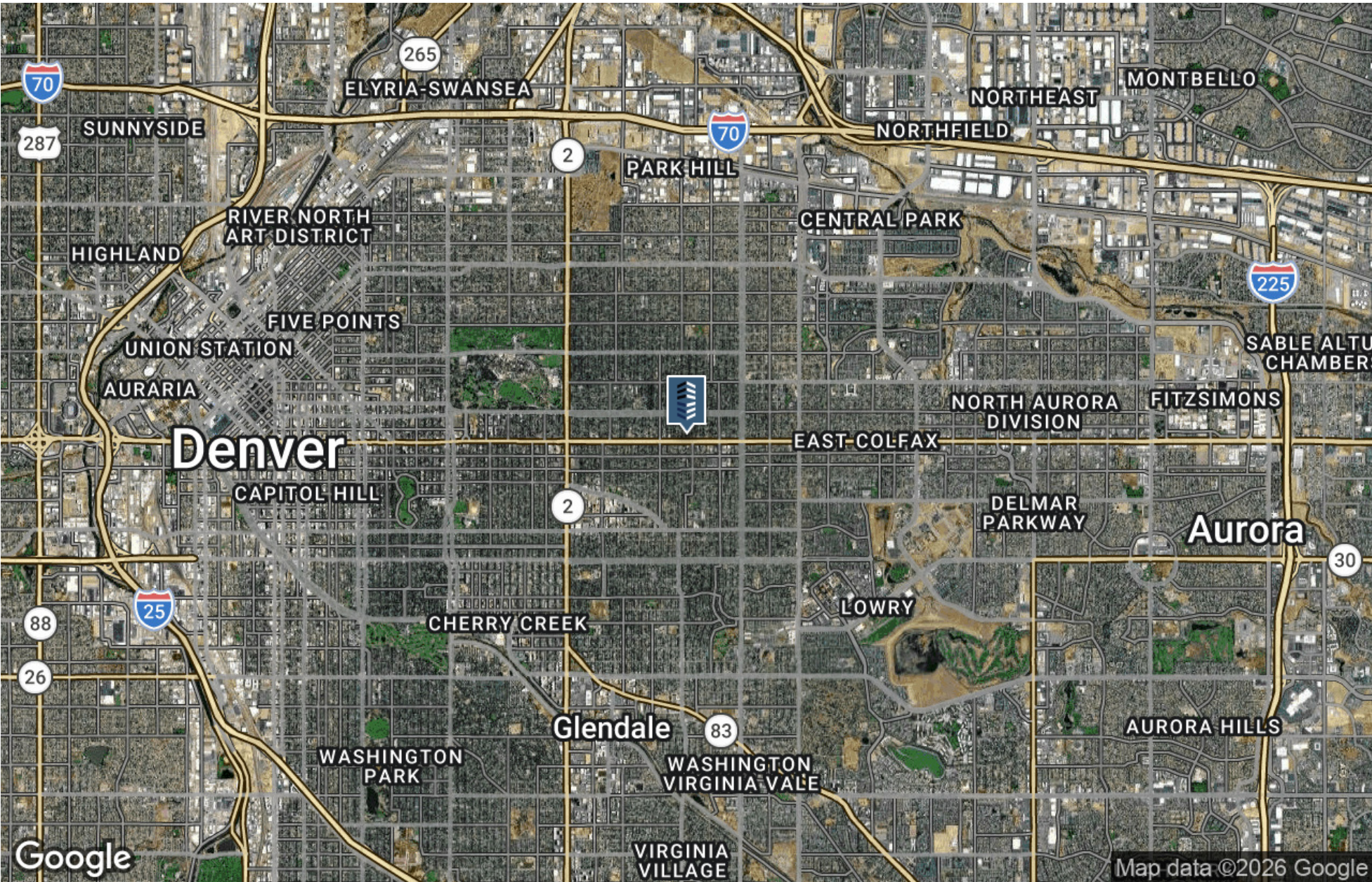
# ADDITIONAL PHOTOS



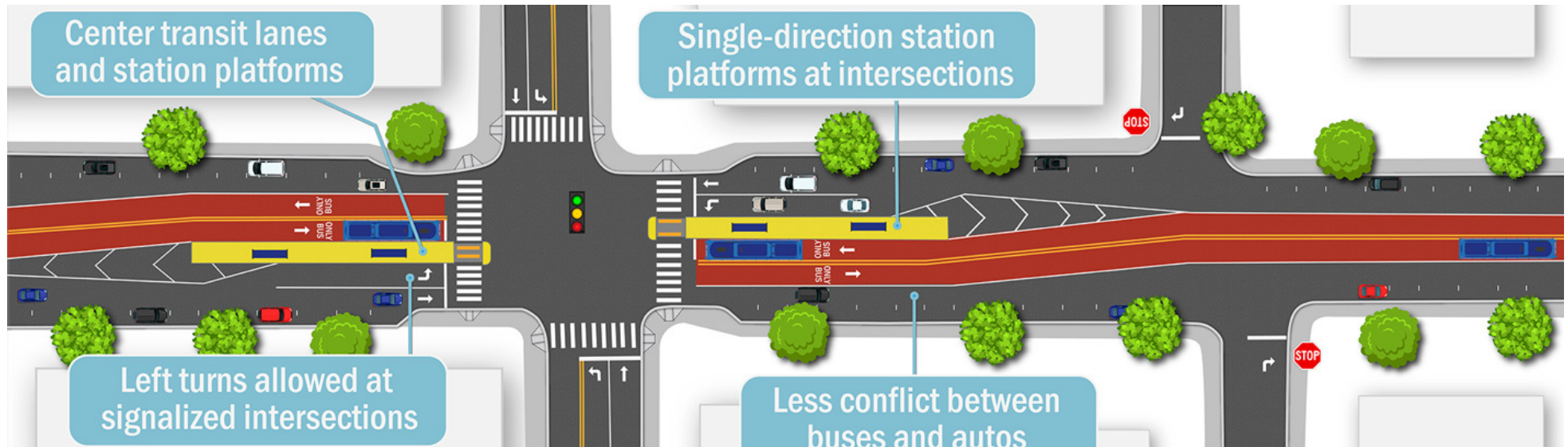
# 5702 MAIN FLOOR PLAN



# 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.



“Project updates for the Mayfair area indicate Segment 3 activity is expected to start in late June (June 30) in the Eudora-to-Holly zone and proceed eastward, with initial work in the first stretch projected at approximately 3–4 months (timing subject to change).”



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