



2,175 SF AVAILABLE

# Drive-Thru Restaurant For Sale

5454 E COLFAX AVE • DENVER, CO 80220





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## Property Overview

- Drive-Thru Restaurant Building For Sale
- Located at lighted intersection on Colfax Ave
- Area Retailers Include: Starbucks, Taco Bell, Circle K, King Soopers, Safeway and Walgreens
- TENANT CURRENTLY OPERATING: DO NOT DISTURB

Demographics	1 MILE	3 MILE	5 MILE
Residential Population	21,919	187,587	493,498
Avg. HH Income	\$128,808	\$118,584	\$109,805
Employees	13,460	119,855	417,545

Year: 2023 | Source: CoStar

**BUILDING SIZE**  
2,175 SF

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**LAND SIZE**  
17,190 SF

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**ASKING PRICE**  
\$1.95 M

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**NNN**  
**ABSOLUTE**

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