

Retail Space for Lease

3601 W COLFAX AVENUE, DENVER, CO 80204



Overview

Hoff & Leigh is excited to present a desirable retail space located at 3601 W Colfax on the corner of Lowell and Colfax, across the street from Seedstock Brewery. This 1,085 SF unit is the end-cap unit and has 1 private office, 1 private restroom, storage room, dressing room in main retail area, and large patio space available for tenant use. Beautiful wood floors, security cameras, 12.5' ceilings, and large windows provide lots of natural light. Come join The Hub Bicycles and AJ Alterations at this great retail center on West Colfax.

1,085 SF: \$16/SF/YR + \$9.39/SF/YR NNN = \$2,300/month.

No tattoo or smoke/vape shop.

For more info, please text/call Michael Crawford at (720) 683-0399 or Lisa Langiewicz at (970) 903-4198.

www.hoffleigh.com/listing/3601-w-colfax-avenue

Highlights

- Endcap Unit with Direct Street Facing Exposure
- Large Patio Area
- Beautiful Wood Floors
- 12' + Ceilings and Security Cameras
- Growing Submarket on West Colfax
- High Traffic VPD and Street Front Exposure

Property Details



Lease Rate

\$16.00 SF/YR
(+ \$9.39 SF/YR NNN)



Building Size

5,565 SF



Space Available

1,085 SF



Zoning

MS1



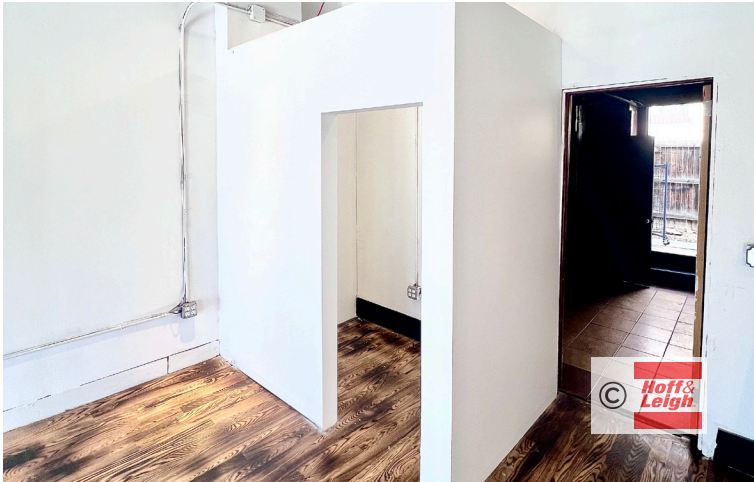
Lot Size

0.18 Acres

Rev: December 11, 2023

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Our Network Is Your Edge

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Lisa Langiewicz

C: 970.903.4198

O: 720.572.5187

LisaL@HoffLeigh.com

Michael Crawford

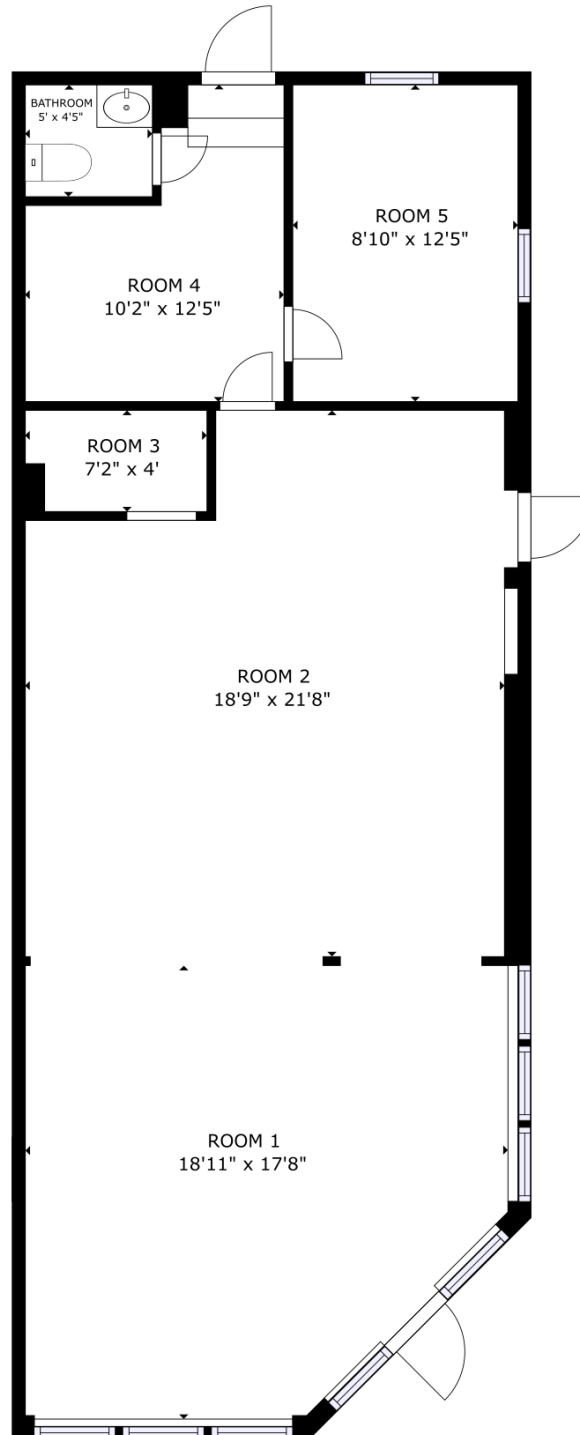
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DEMOGRAPHICS



224,744
Population



35.4
Median Age



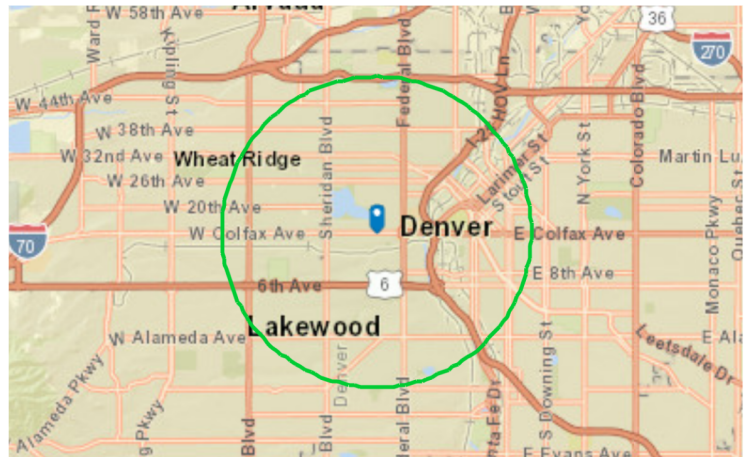
2.0
Average Household Size



\$79,474
Median Household Income

TRAFFIC COUNT

Cross street	VPD	Distance
Lowell Blvd	29,173	0.0
W Conejos Pl	895	0.0
W Conejos Pl	617	0.1
Meade St	37,200	0.1
King St	31,903	0.1



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