

# Restaurant for Sale or Lease

4609 E COLFAX AVENUE, DENVER, CO 80220



Artist Rendering

## Overview

Property offered for sale or lease. This is a rare opportunity to own your real estate!

Hoff & Leigh is proud to present this well-appointed 3,803 SF restaurant space for sale or lease. This newly remodeled commercial property anchors the esteemed Park Hill neighborhood and is located on busy East Colfax Avenue in Denver, Colorado, just blocks from the high traffic E Colfax Avenue and Colorado Boulevard intersection. The site is a former home of a landmark restaurant and presents an amazing opportunity for new operators looking to capitalize the next era of this thriving submarket.

The property offers full kitchen infrastructure and off-street parking. Join Benzina, Marczyk Foods, Tessa Delicatessen, and Le Fillette Bakery at this exciting location just blocks from the iconic Denver landmark City Floral and Garden Center.

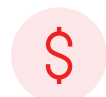
The property is currently undergoing significant upgrades from sidewalk to alley, including a new storefront, roll-up door, Type 1 hood, updated mechanical systems, and lowering a portion of the space to grade level. Contact Chris Lindgren to schedule a tour.

3,803 SF: \$31.00 SF/YR (\$9,824.42 / Month + \$5.15 NNN (\$1,632.12 / Month) = \$11,456.54 / Month

## Highlights

- Second Generation Restaurant Space
- Newly Renovated
- Landmark Location
- High Traffic Count
- Off-Street Parking

## Property Details



### Sales Price

\$1,395,000  
(\$366.81 / Ft.)



### Lease Rate

\$31.00 SF/YR (+ \$5.15 NNN)



### Building Size

3,803 SF



### Zoning

U-MS-3

Rev: January 9, 2025



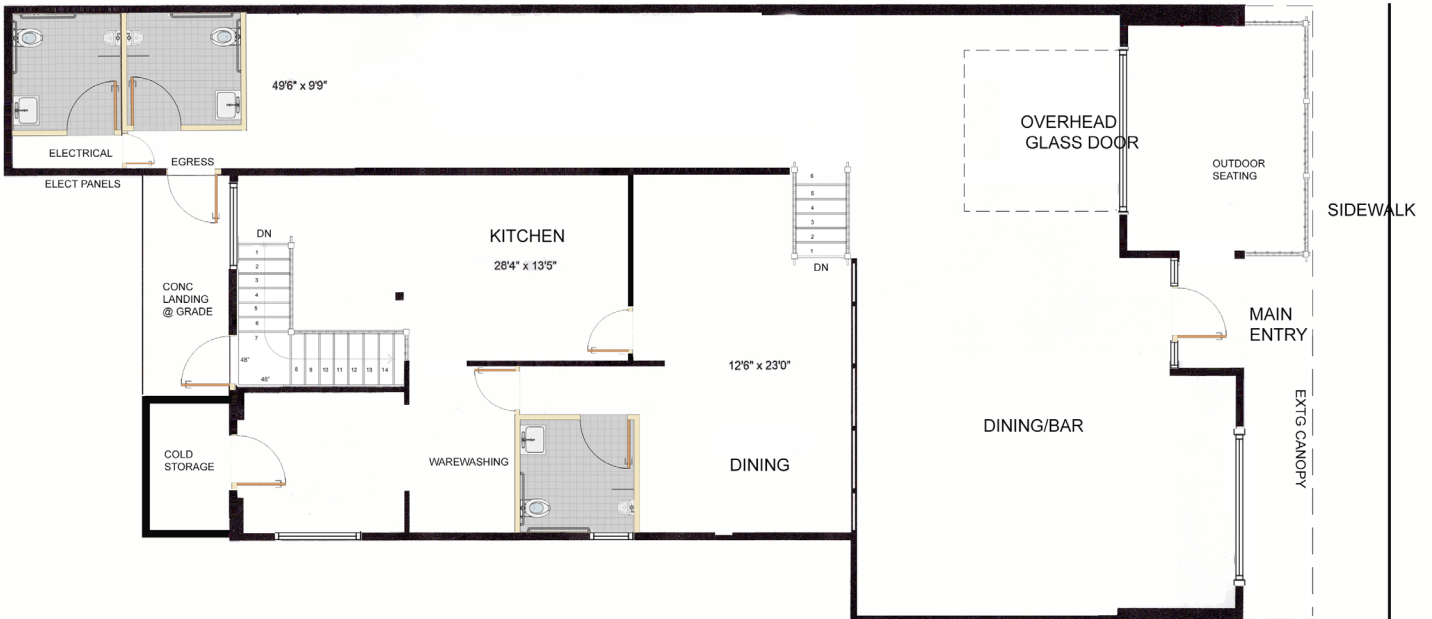
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Current Structure



Rendering



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## DEMOGRAPHICS



215,562  
Population



37.3  
Median Age



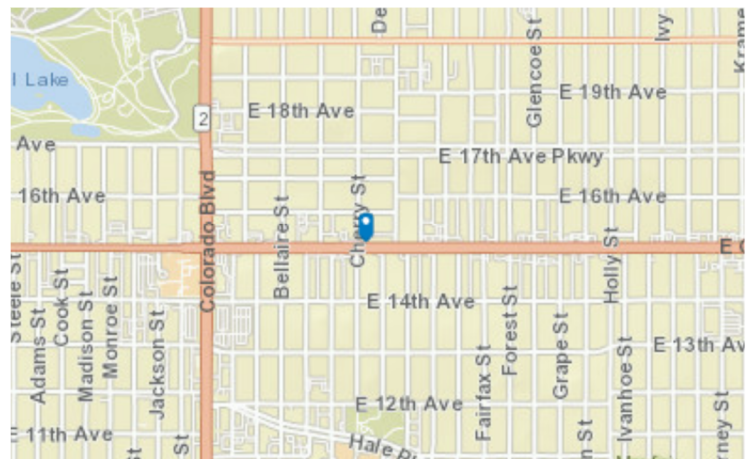
1.9  
Average Household Size



\$87,887  
Median Household Income

## TRAFFIC COUNT

Cross street	VPD	Distance
Cherry St	26,000	0.0
Dahlia St	26,000	0.1
I- 70 Bus	26,000	0.2
Birch St	26,194	0.2
Clermont St	11,228	0.2



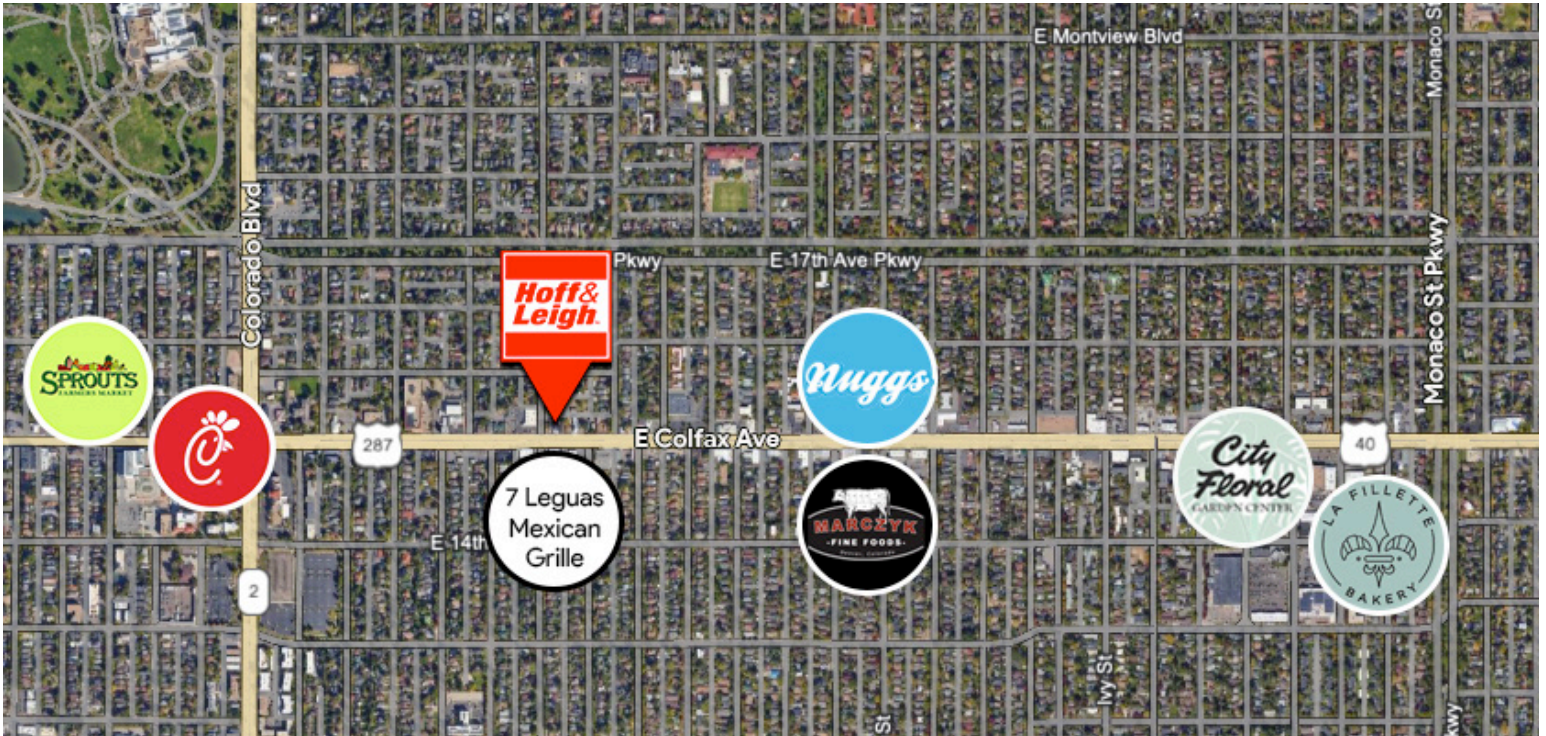
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### Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.



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