

# Second Generation Coffee Endcap

4205 W Colfax Avenue | Denver, CO 80204



**FOR LEASE**

## AVAILABLE

1,800 SF

## RATE

\$38.00/SF

## NNN

\$19.71/SF

## MONTHLY

\$8,656.50

## CITY/COUNTY

Denver

## ABOUT THE PROPERTY

- Second generation coffee endcap available at Sloans Lake
- Direct Colfax frontage adjacent to Alamo Draft House
- Join Cheba Hut, Mizuumi Ramen, and Natuur
- Strong demographics and traffic counts
- 2,154 apartments units in a quarter-mile of the

## TRAFFIC COUNTS

W Colfax Avenue

29,420 VPD

Year: 2025 | drcog

## DEMOGRAPHICS

	1 Mile	5 Miles	10 Miles
Population	28,404	206,478	497,959
Daytime Population	20,445	292,370	614,984
Avg. Household Income	\$131,545	\$134,416	\$131,858
Estimated Households	12,382	96,278	233,429

Year: 2025 | Source: esri

## CONTACT

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# Site Plan

4205 W Colfax Avenue | Denver, CO 80204



W CONEJOS PLACE

STUART STREET

N RALEIGH STREET

Colfax Elementary School

ALAMO  
DRAFTHOUSE CINEMA

Dentist

INNERLUX

natuur

CHOGA HUT

MIZUTANI  
RAMEN & SAKE

AVAILABLE

40

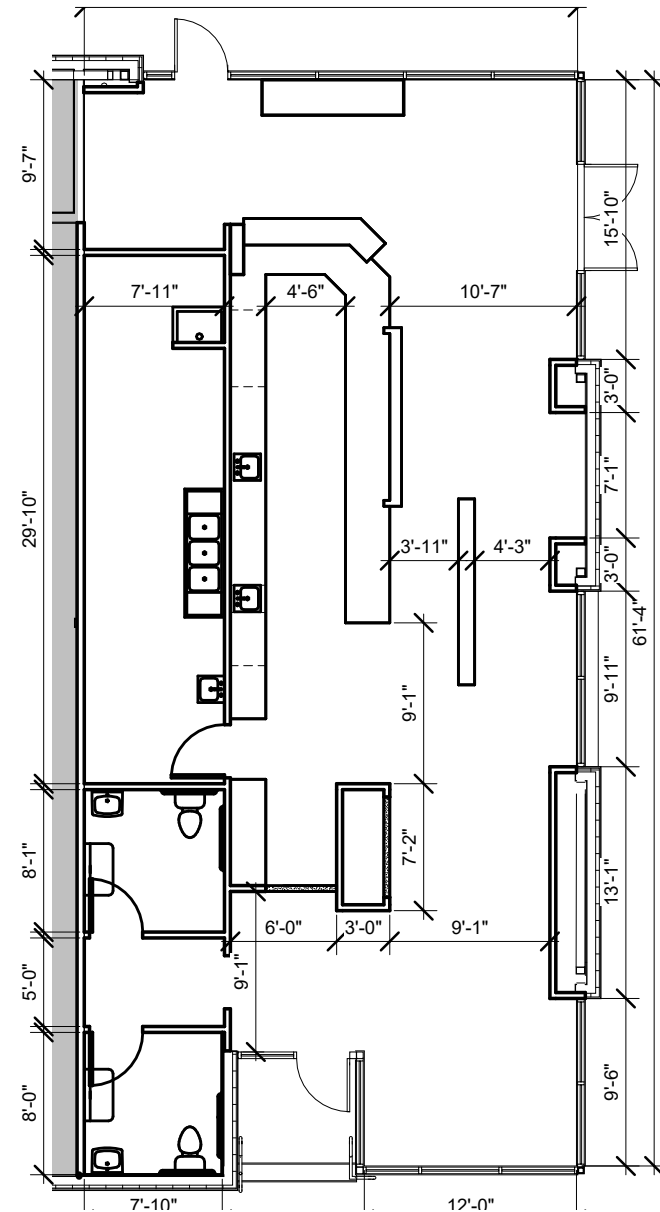
W COLFAX AVENUE 29,420 VPD

# Floor Plan

4205 W Colfax Avenue | Denver, CO 80204



1,800 SF



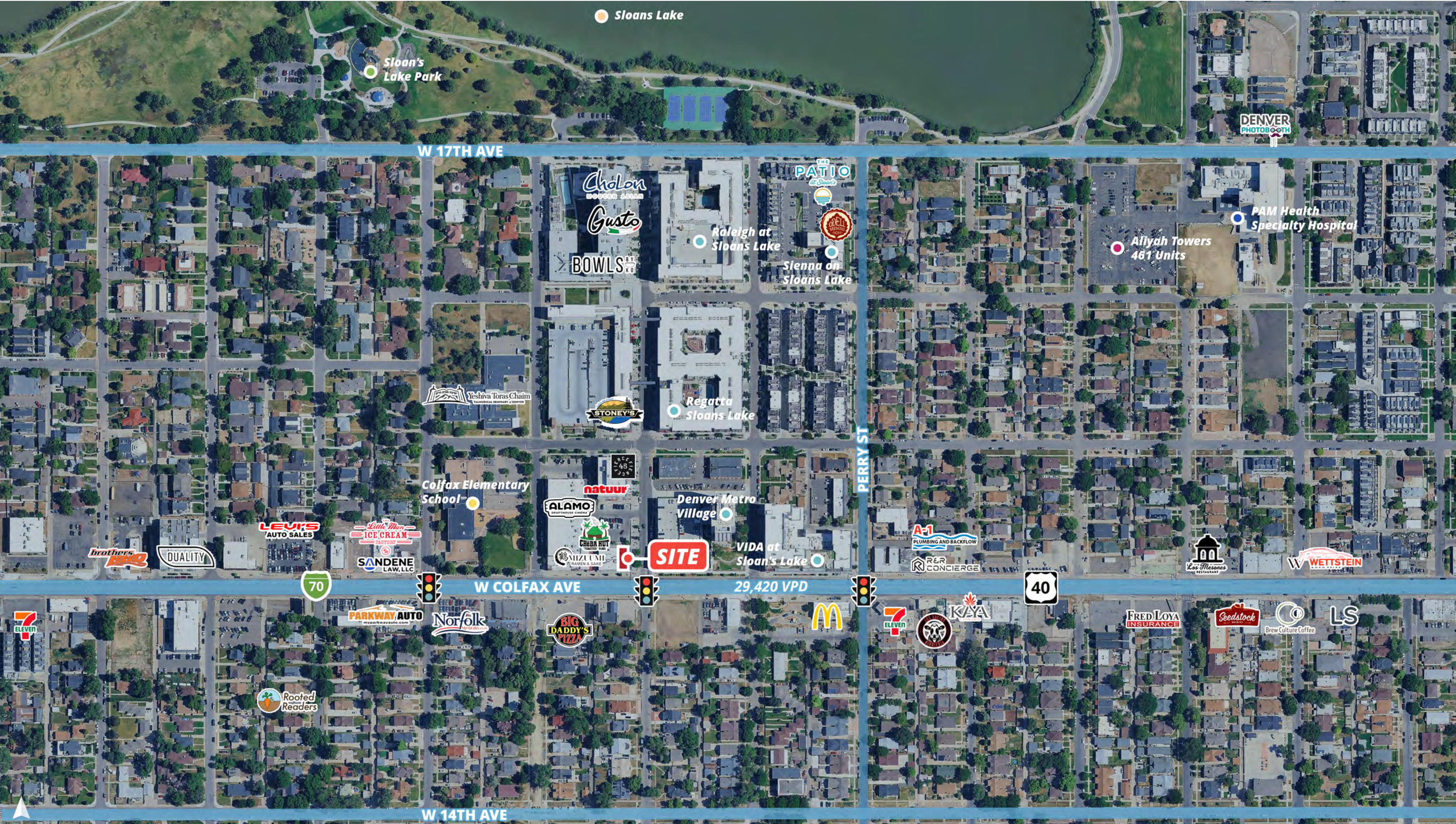
N RALEIGH STREET

W COLFAX AVENUE



# Sloans Lake

4205 W Colfax Avenue | Denver, CO 80204



Sloans Lake

Sloan's Lake Park

DENVER PHOTOBOOTH

W 17TH AVE

Cholon

Gusto

BOWLS

Raleigh at Sloan's Lake

THE PATIO

Slenna on Sloan's Lake

PAM Health Specialty Hospital

Allyah Towers 461 Units

Yeshiva Toras Chaim

STONE'S

Regatta Sloan's Lake

Colfax Elementary School

natuur

Denver Metro Village

VIDA at Sloan's Lake

SITE

70

W COLFAX AVE

29,420 VPD

40

Norfolk

BIG DADDY'S PIZZA

McDonald's

7 ELEVEN

KYA

FRED LOYA INSURANCE

Seedstock

Brew Culture Coffee

LS

W 14TH AVE



## DEMOGRAPHIC HIGHLIGHTS

### Population

	1 mile	3 miles	5 miles
2025 Estimated Population	28,404	206,478	497,959
2030 Projected Population	30,772	221,143	526,346
Proj. Annual Growth 2025 to 2030	1.61%	1.38%	1.11%

### Daytime Population

2025 Daytime Population	20,445	292,370	614,984
Workers	8,289	208,864	416,191
Residents	12,156	83,506	198,793

### Income

2025 Est. Average Household Income	\$131,545	\$134,416	\$131,858
2025 Est. Median Household Income	\$90,495	\$96,791	\$94,522

### Households & Growth

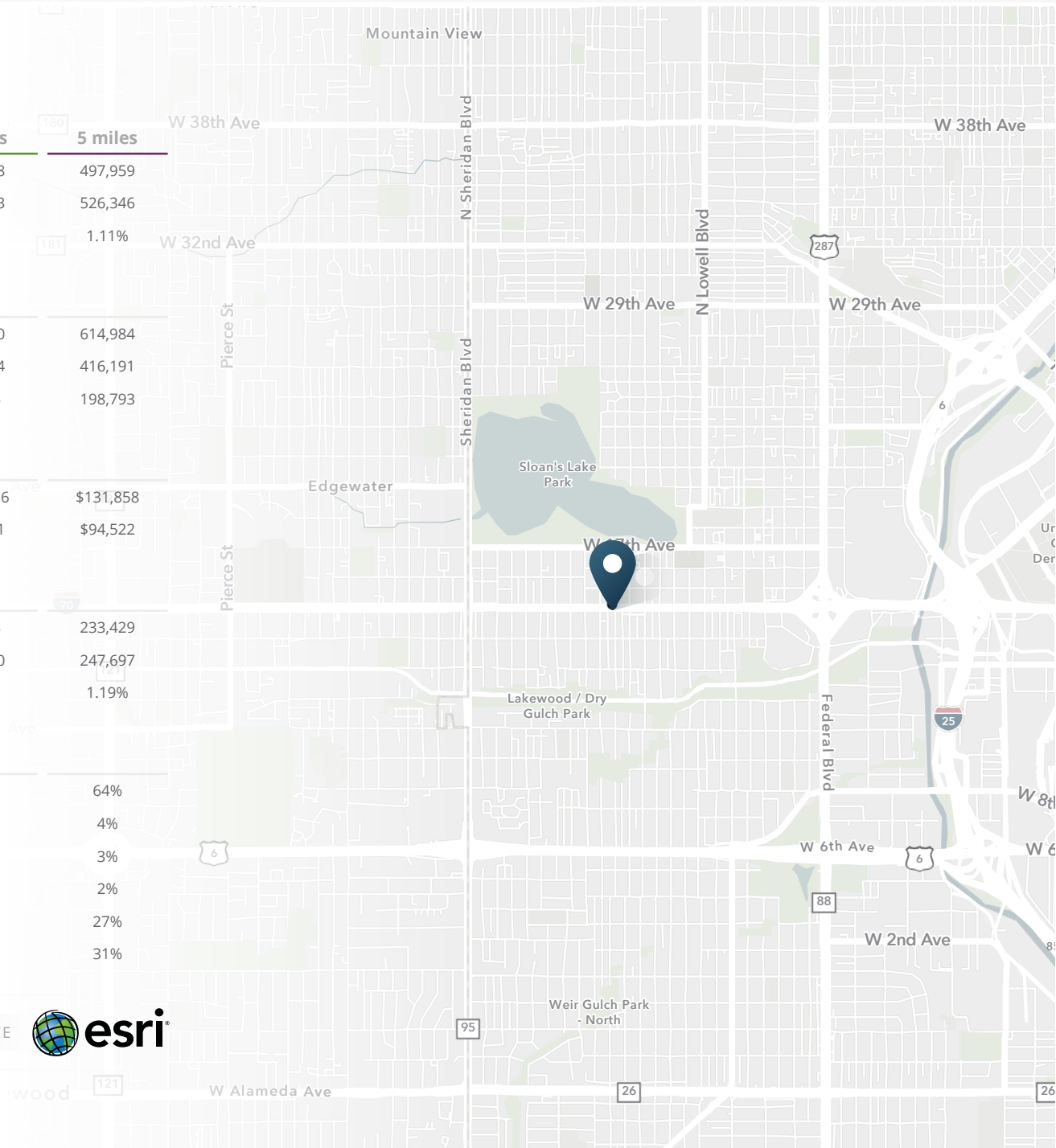
2025 Estimated Households	12,382	96,278	233,429
2030 Estimated Households	13,345	103,830	247,697
Proj. Annual Growth 2025 to 2030	1.51%	1.52%	1.19%

### Race & Ethnicity

2025 Est. White	55%	61%	64%
2025 Est. Black or African American	5%	4%	4%
2025 Est. Asian or Pacific Islander	2%	3%	3%
2025 Est. American Indian or Native Alaskan	3%	2%	2%
2025 Est. Other Races	35%	30%	27%
2025 Est. Hispanic (Any Race)	43%	35%	31%

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE





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