

Second Generation Coffee Endcap

4205 W Colfax Avenue | Denver, CO 80204



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

Year: 2025 | drcog

29,420 VPD

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

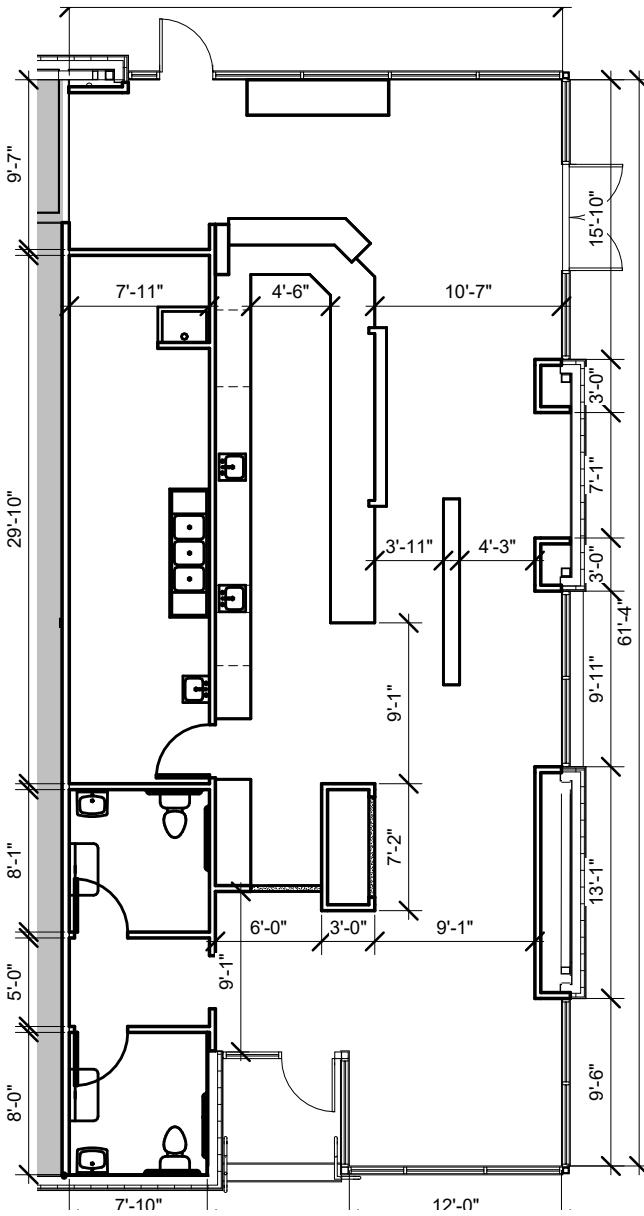


Floor Plan

4205 W Colfax Avenue | Denver, CO 80204



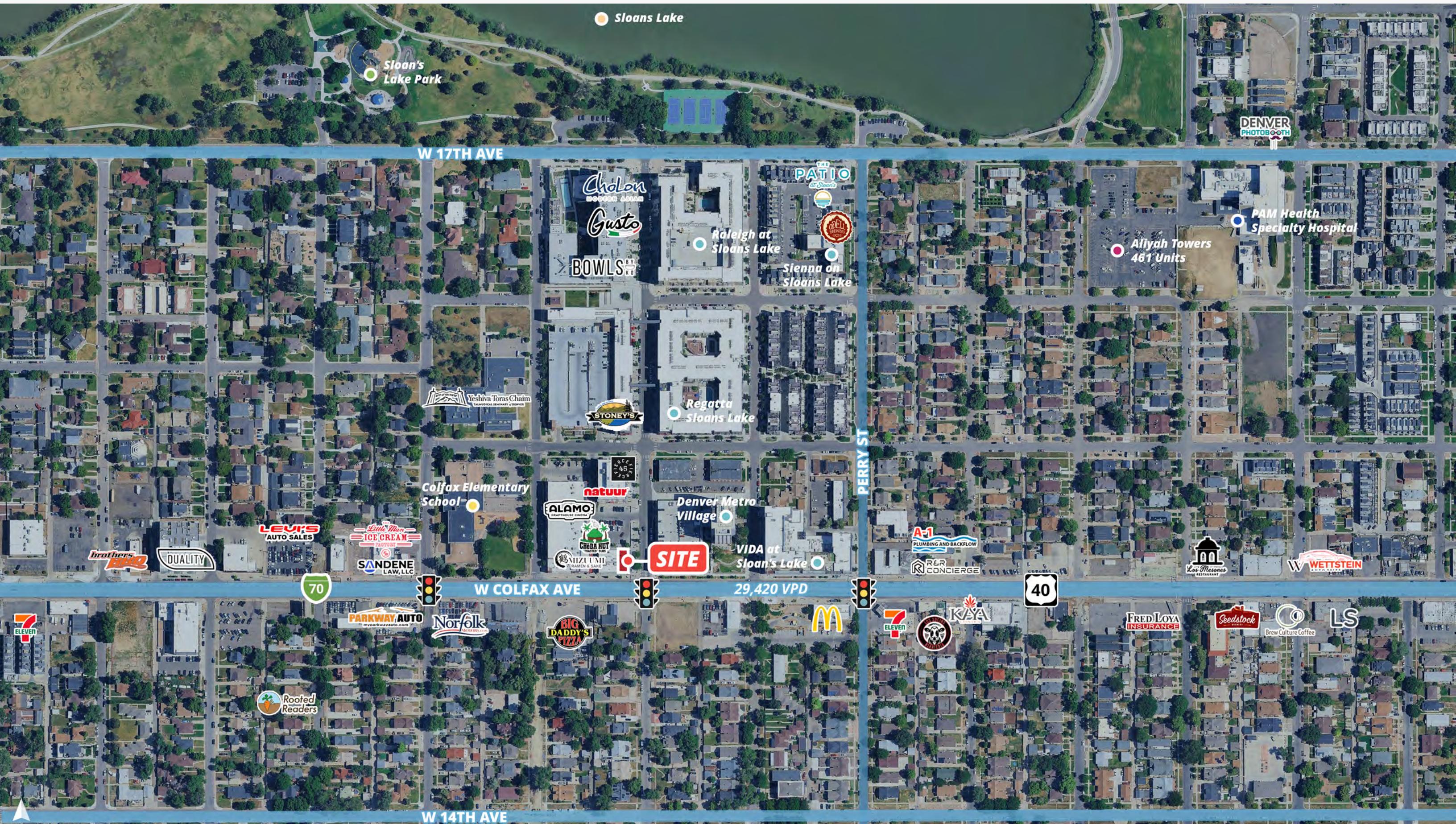
1,800 SF



W COLFAX AVENUE

Sloans Lake

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Demographics

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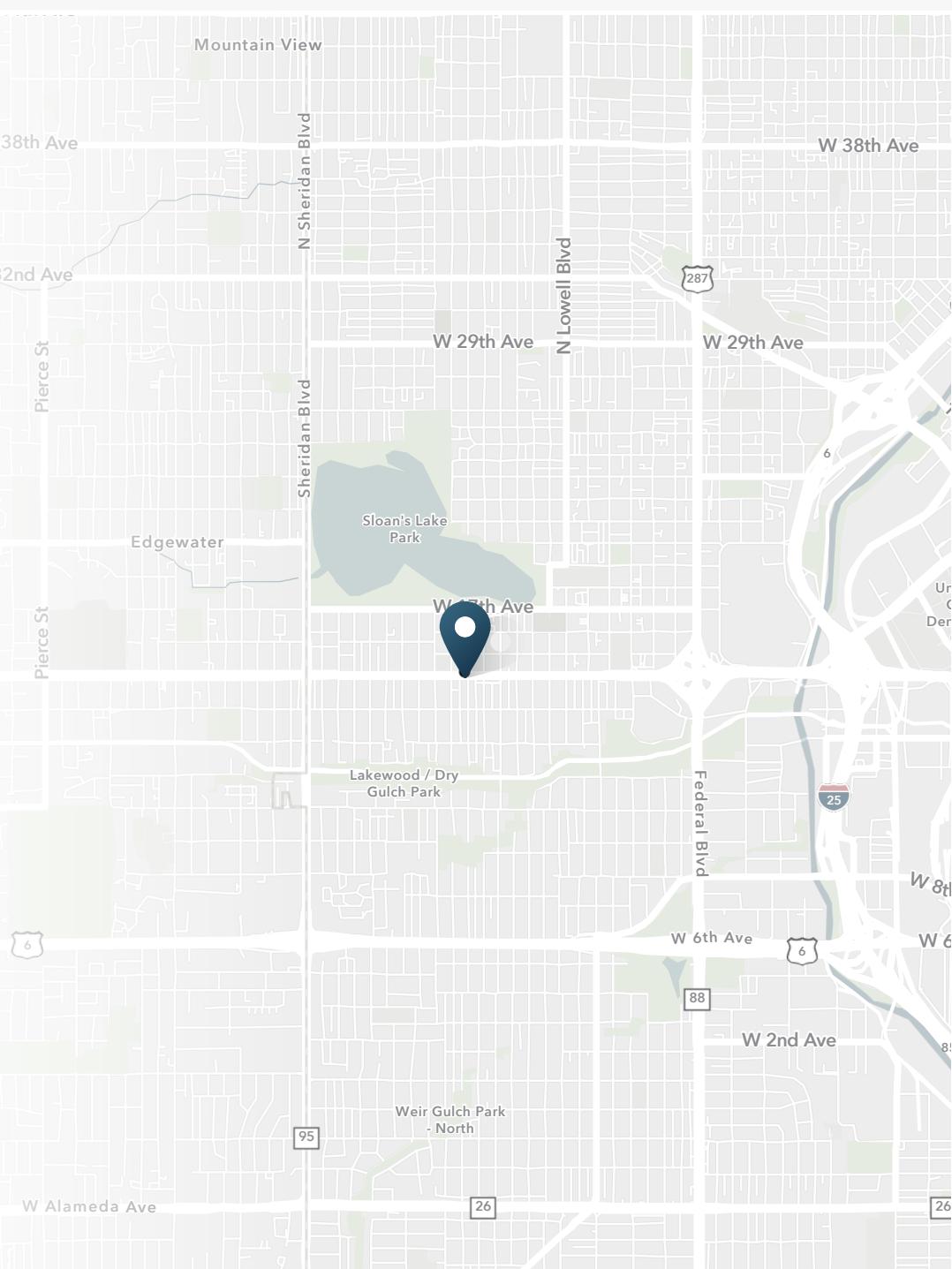


DEMOGRAPHIC HIGHLIGHTS

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





SRS

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