



## DRIVE-THRU/REDEVELOPMENT SITE

606 W Colfax Ave, Denver, CO 80204

**Sales Price: \$1,900,000**

Building SF: 1,226 SF

Lot Size: 13,485 SF

LEAD BROKER

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HENRY GROUP  
REAL ESTATE





## PROPERTY DESCRIPTION

Henry Group is pleased to present 606 W Colfax Avenue for sale, an exclusive offering on behalf of MidWestOne Bank. Positioned at the gateway to Downtown Denver, the property sits in the vibrant Golden Triangle—one of the city’s fastest-evolving mixed-use districts. Just south of the CBD, this walkable location places future owners steps from nearly 10,000 hotel rooms, 300 dining options, abundant retail, government centers, and major downtown employers.

Zoned D-GT, the site supports a range of redevelopment paths, from a drive-thru use to a mixed-use structure up to 66 feet tall, subject only to the State Capitol view plane. High traffic volumes along West Colfax Avenue provide exceptional visibility and access.

The existing 1,226 SF building, formerly a drive-thru bank, includes office space and two drive-thru bays—offering immediate utility and long-term flexibility for a buyer’s vision.

## PROPERTY HIGHLIGHTS

- Highly permissive D-GT Zoning
- Grandfathered drive-thru
- Located on West Colfax with traffic counts reaching over 60,000 cars a day
- Directly across from Convention Center
- Surrounded by high-density developments, local and state government office buildings
- Owner willing to consider build-to-suit for retail reposition/redevelopment



## OFFERING SUMMARY

Address	606 W Colfax Ave, CO 80204
<b>Sale Price</b>	<b>\$1,900,000</b>
Lot Size	13,485 SF
Building Size	1,226 SF
Building Type	Retail/Development
Year Built	1981
Zoning	D-GT ( <a href="#">Click here for zoning information</a> )
View Plane Height Restriction	66 FT (per City view plane ordinance)

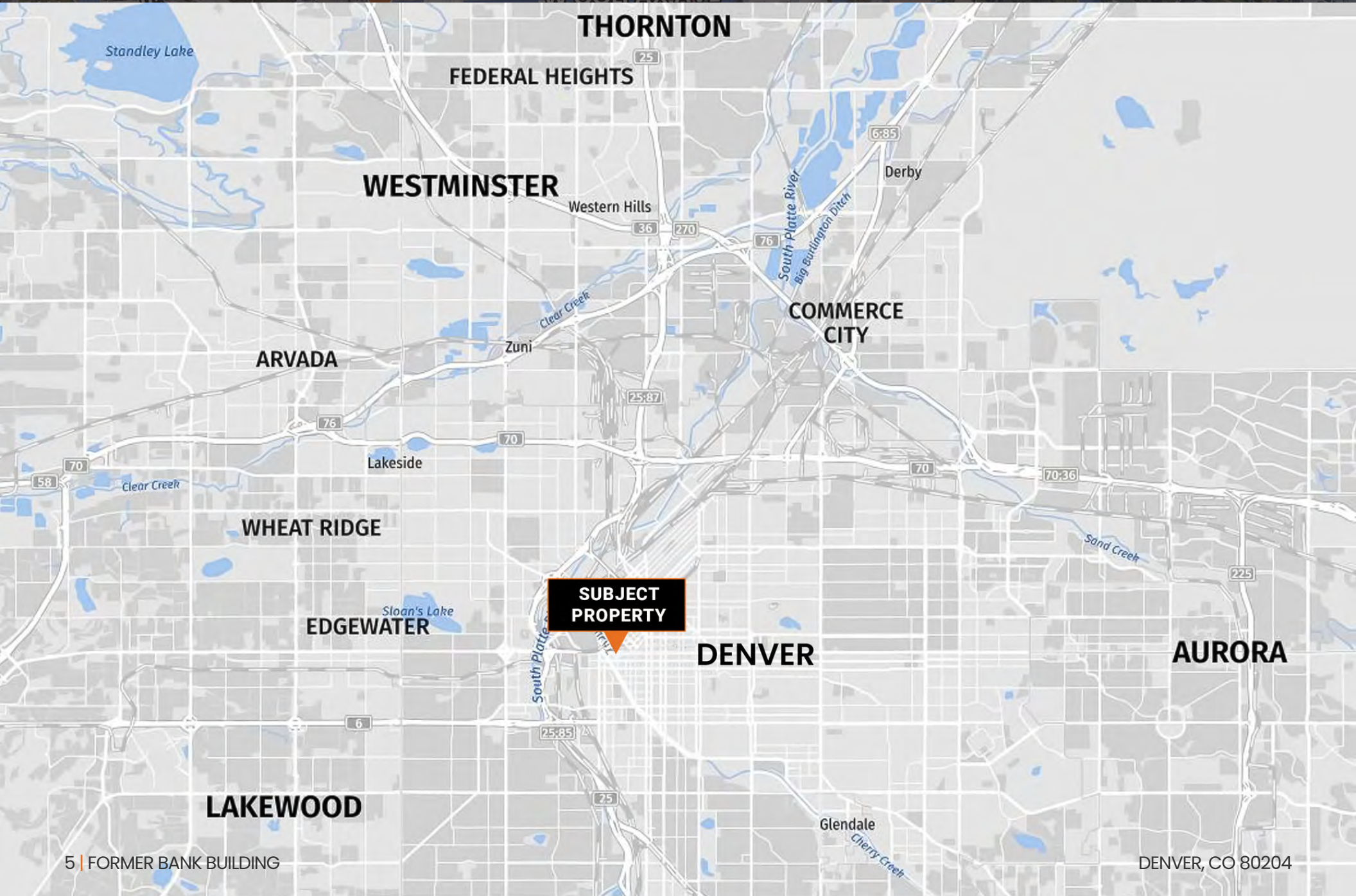
















 10,128  
14<sup>TH</sup> AVE

 51,796  
Speer Blvd

The Finch  
372 Units

**SUBJECT  
PROPERTY**

60,000 SF  
Mixed-Use Space

**GLENARM PI**

**W COLFAX AVE**

**12<sup>TH</sup> ST**

**GALAPAGOS ST**

**SPEER BLVD**

 63,062  
Colfax Ave

The Slate Denver (Hilton)  
250 Rooms

**COLORADO  
CONVENTION CENTER**



# GOLDEN TRIANGLE DEVELOPMENT



Property Name	Address	Development Stage	Details
1139 Delaware	1139 Delaware Street	Proposed -Denver Housing Authority	7 stories   132 units   2,300 SF retail   154 parking spaces
11th & Cherokee	11th Avenue & Cherokee Street	Under Construction	23 stories   309 units   11,770 SF retail   351 parking spaces
Akin Golden Triangle	955 Bannock Street	Completed	12 stories   105 units   129 parking spaces
AMLI Golden Triangle	855 N Broadway	Anticipated move-ins spring 2026	16 stories   372 units   12,400 SF retail   495 parking spaces
The Finch	650 W Colfax Avenue	Completed	7 stories   370 units   536 parking spaces
Citizen 10 West	140 W 10th Avenue	Completed	17 stories   373 units   4,200 SF retail   647 parking spaces
Evans East	1120 Acoma Street	Proposed	16 Stories   300 units   9,400 SF retail   527 parking spaces
Evans West	1120 Bannock Street	Completed	19 stories   420 units   6,700 SF retail   756 parking spaces
Kindred Apartments	180 W 10th Avenue	Completed	17 stories   224 units   4,800 SF retail   328 parking spaces
Modera Golden Triangle	1025 Bannock Street	Completed	8 stories   326 units   4,500 SF retail   391 parking spaces
Parq II	990 Cherokee Street	Beginning work on 1st and 2nd floors	17 stories   310 units   8,000 SF retail   382 parking spaces
Patten Gray	370 W 12th Avenue	Completed	13 stories   250 units   2,000 SF retail   246 parking
Sports Castle Lofts	1030 Broadway Street	Half-way point of construction	15 stories   284 units   2,800 SF retail   368 parking spaces




# RETAILER/ENTERTAINMENT MAP




TO  
DENVER INTERNATIONAL  
AIRPORT


 COORS FIELD

 UNION STATION

 ELITCH GARDENS

 16TH STREET  
PEDESTRIAN MALL

 BALL ARENA

 EMPOWER FIELD


 UNIVERSITY OF  
COLORADO


 METROPOLITAN  
STATE UNIVERSITY

 COMMUNITY  
COLLEGE OF DENVER

 AURARIA CAMPUS

 DENVER CENTER FOR THE  
PERFORMING ARTS

 COLORADO CONVENTION  
CENTER

 CIVIC CENTER  
PARK

 COLORADO  
STATE CAPITOL

**SUBJECT  
PROPERTY**

 AURARIA CAMPUS  
ATHLETIC FIELDS

 DENVER PUBLIC  
LIBRARY

 HISTORY COLORADO  
CENTER

 DENVER  
ART MUSEUM

 CLYFFORD STILL  
MUSEUM

FORMER BANK BUILDING

Previous Bank Space



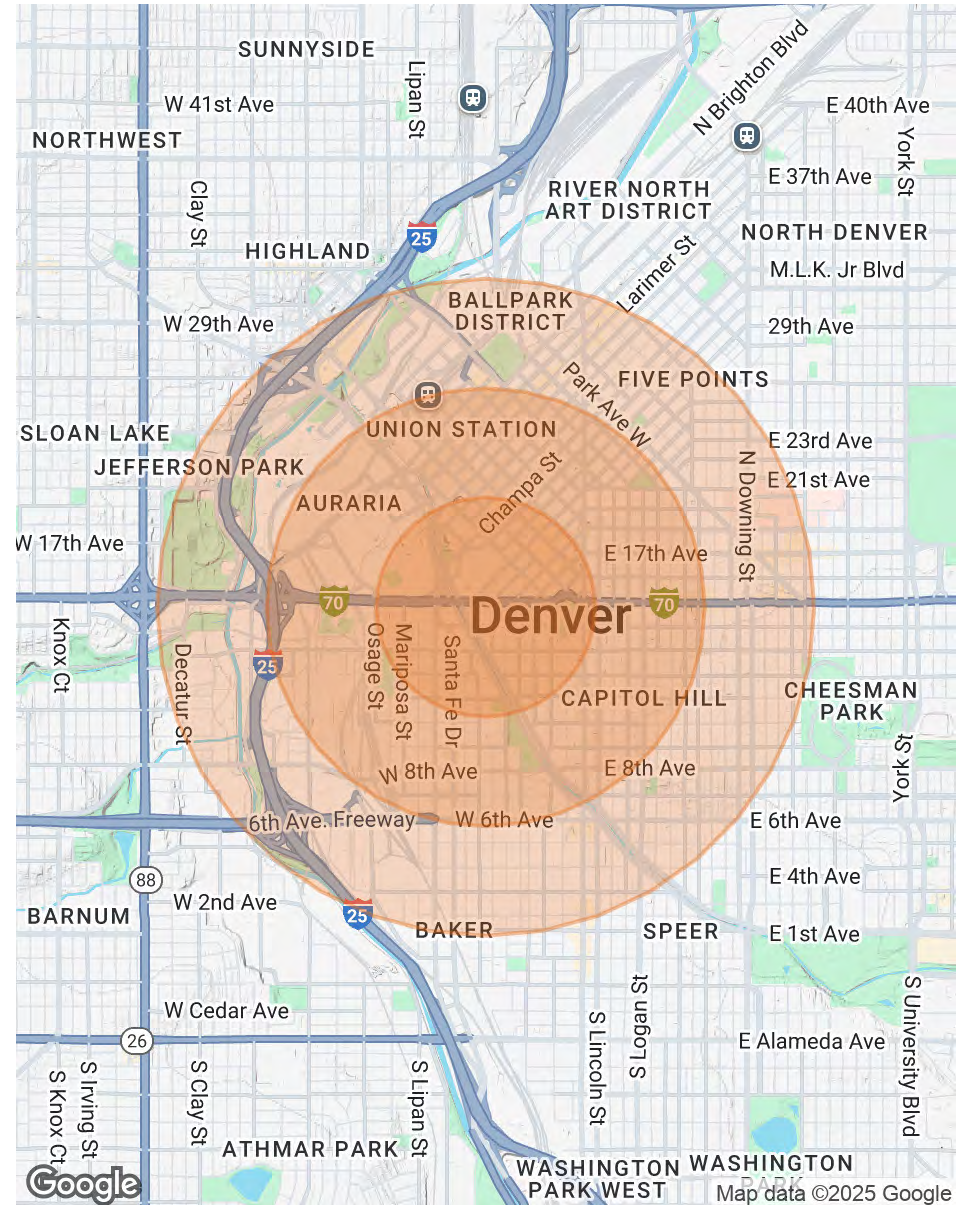
## POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total Population	7,637	35,766	81,344
Average Age	38	38	38
Average Age (Male)	38	39	38
Average Age (Female)	37	38	37

## HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total Households	3,891	21,804	48,855
# of Persons per HH	2	1.6	1.7
Average HH Income	\$127,789	\$111,963	\$118,496
Average House Value	\$819,107	\$779,459	\$811,112

Demographics data derived from AlphaMap





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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Henry Group LLC d/b/a, Henry Group Real Estate in compliance with all applicable fair housing and equal opportunity laws.



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