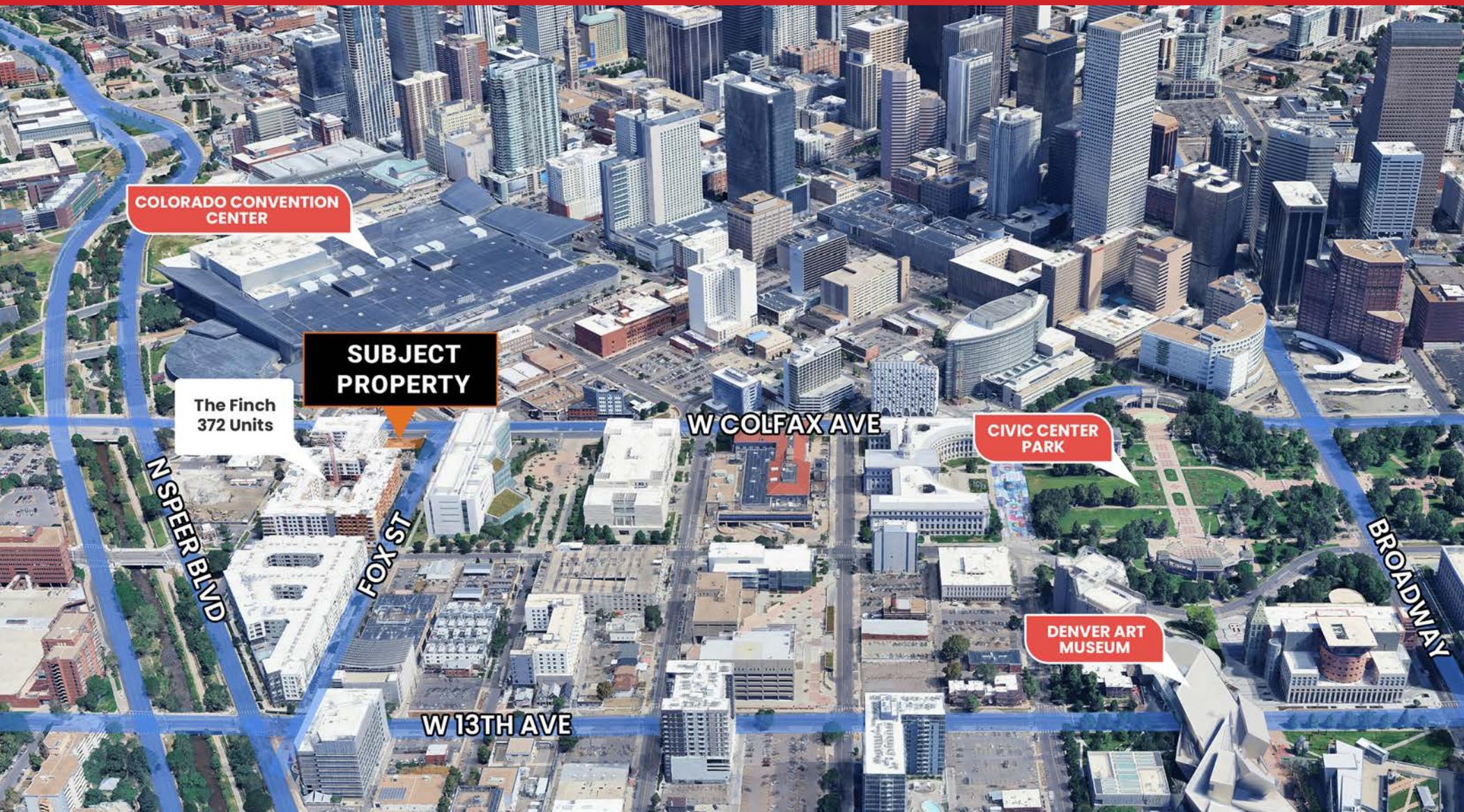


Major Price Reduction- Motivated Seller



DRIVE-THRU/REDEVELOPMENT SITE

606 W Colfax Ave, Denver, CO 80204

Sales Price: ~~\$1,900,000~~ **\$1,475,000**

Building SF: 1,226 SF

Lot Size: 13,485 SF



HENRY GROUP
REAL ESTATE

LEAD BROKER

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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

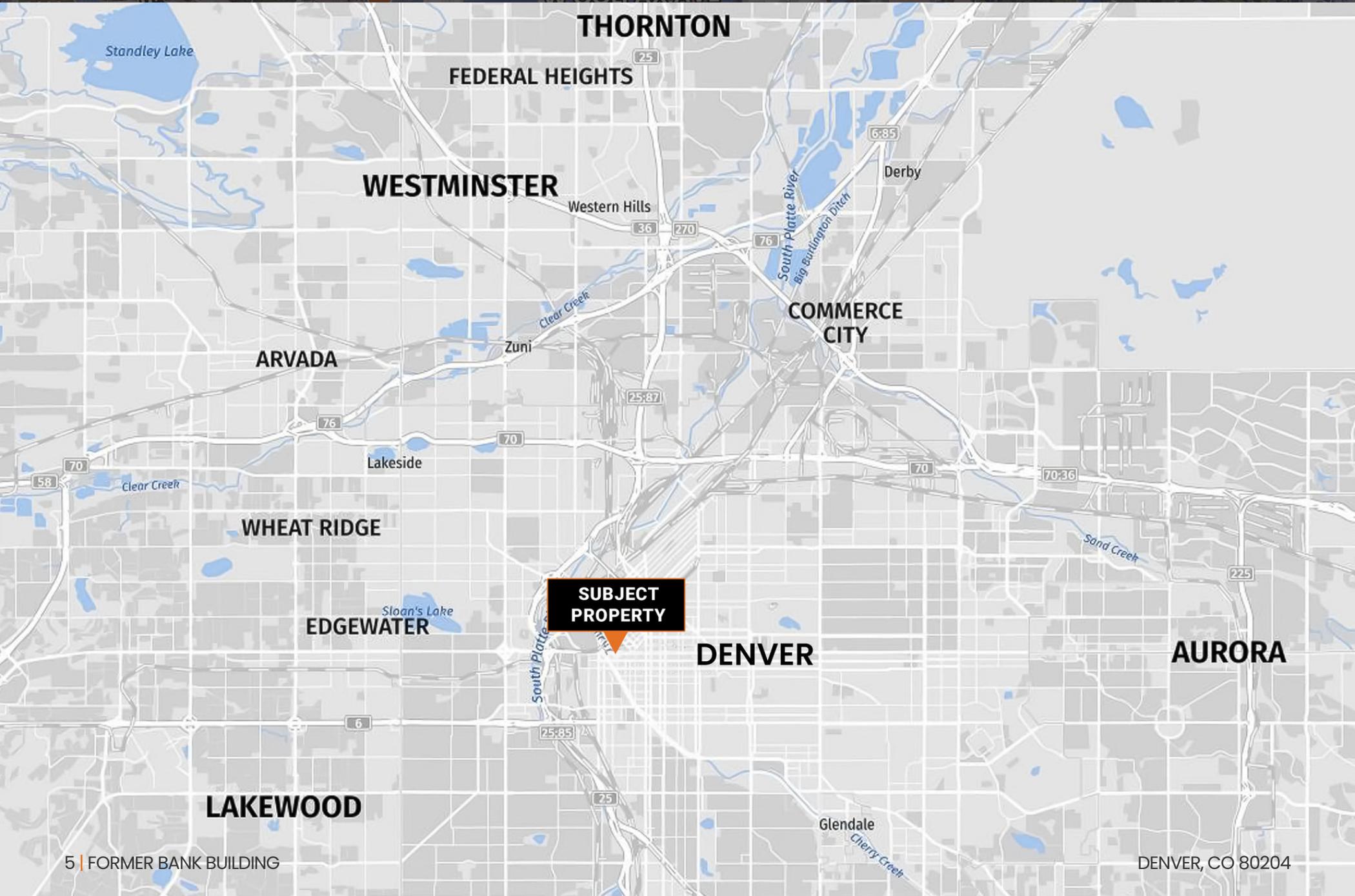


OFFERING SUMMARY

Address	606 W Colfax Ave, CO 80204
Sale Price	\$1,900,000 \$1,475,000
Lot Size	13,485 SF
Building Size	1,226 SF
Building Type	Retail/Development
Year Built	1981
Zoning	D-GT (Click here for zoning information)
View Plane Height Restriction	66 FT (per City view plane ordinance)







**SUBJECT
PROPERTY**



10,128
14TH AVE

51,796
Speer Blvd

The Finch
372 Units

SUBJECT
PROPERTY

60,000 SF
Mixed-Use Space

63,062
Colfax Ave

The Slate Denver (Hilton)
250 Rooms

**COLORADO
CONVENTION CENTER**

GOLDEN TRIANGLE DEVELOPMENT



LEGEND

- Completed
- Proposed
- Under Construction

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**

 **DENVER CENTER FOR THE PERFORMING ARTS**

 **UNIVERSITY OF COLORADO**
 **METROPOLITAN STATE UNIVERSITY**
 **COMMUNITY COLLEGE OF DENVER**

 **COLORADO CONVENTION CENTER**

 **AURARIA CAMPUS**

 **CIVIC CENTER PARK**

SUBJECT PROPERTY

 **COLORADO STATE CAPITOL**

 **AURARIA CAMPUS ATHLETIC FIELDS**

 **DENVER PUBLIC LIBRARY**
 **HISTORY COLORADO CENTER**
 **DENVER ART MUSEUM**
 **CLYFFORD STILL MUSEUM**

FORMER BANK BUILDING

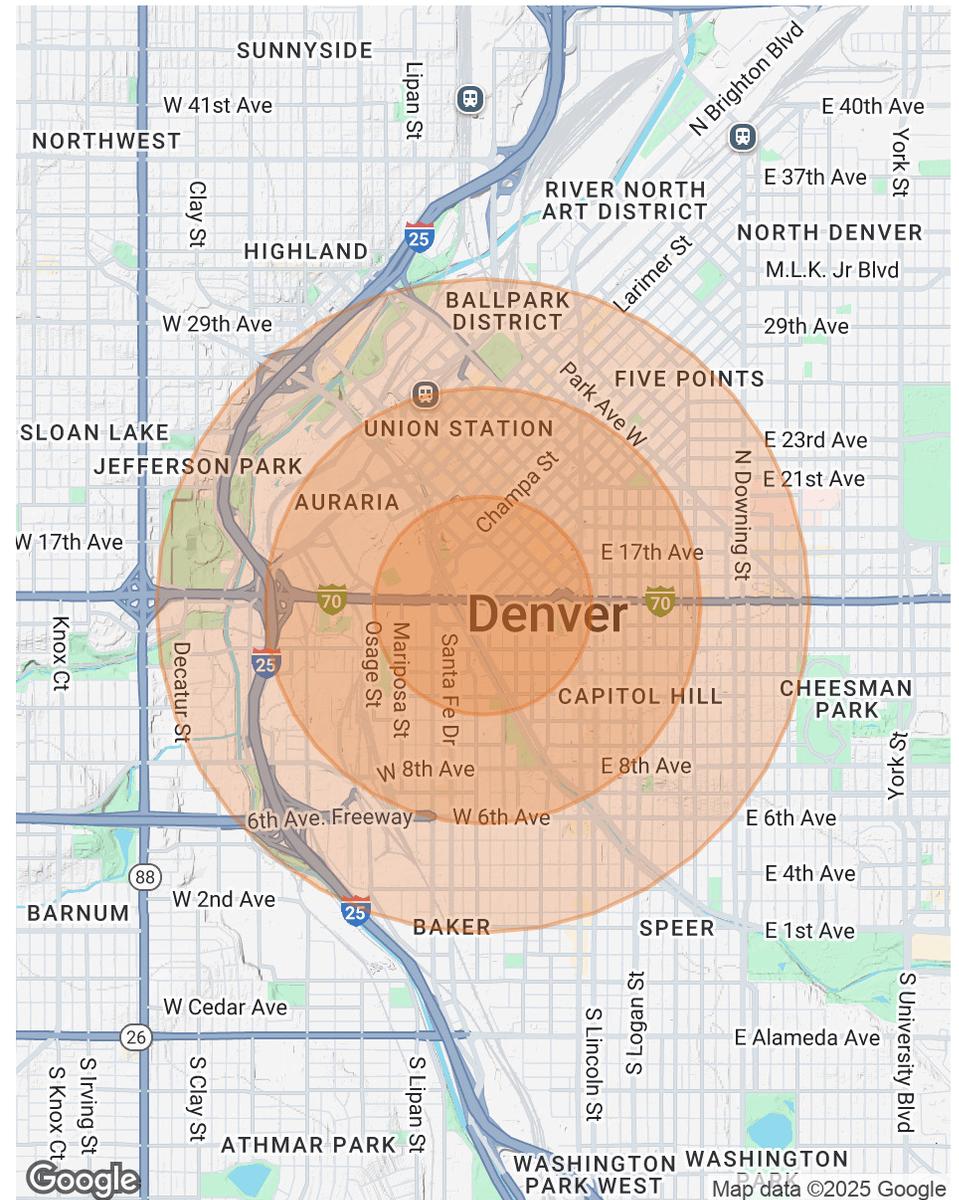
Previous bank space

DENVER, CO 80202

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.



W COLFAX AVE

N SPEER BLVD

ROADWAY



HENRY GROUP
REAL ESTATE

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