

RETAIL INVESTMENT OPPORTUNITY



1331 E COLFAX AVENUE

Denver, CO 80218

Sales Price: \$2,400,000 | Building SF: 8,800 SF

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PROPERTY HIGHLIGHTS

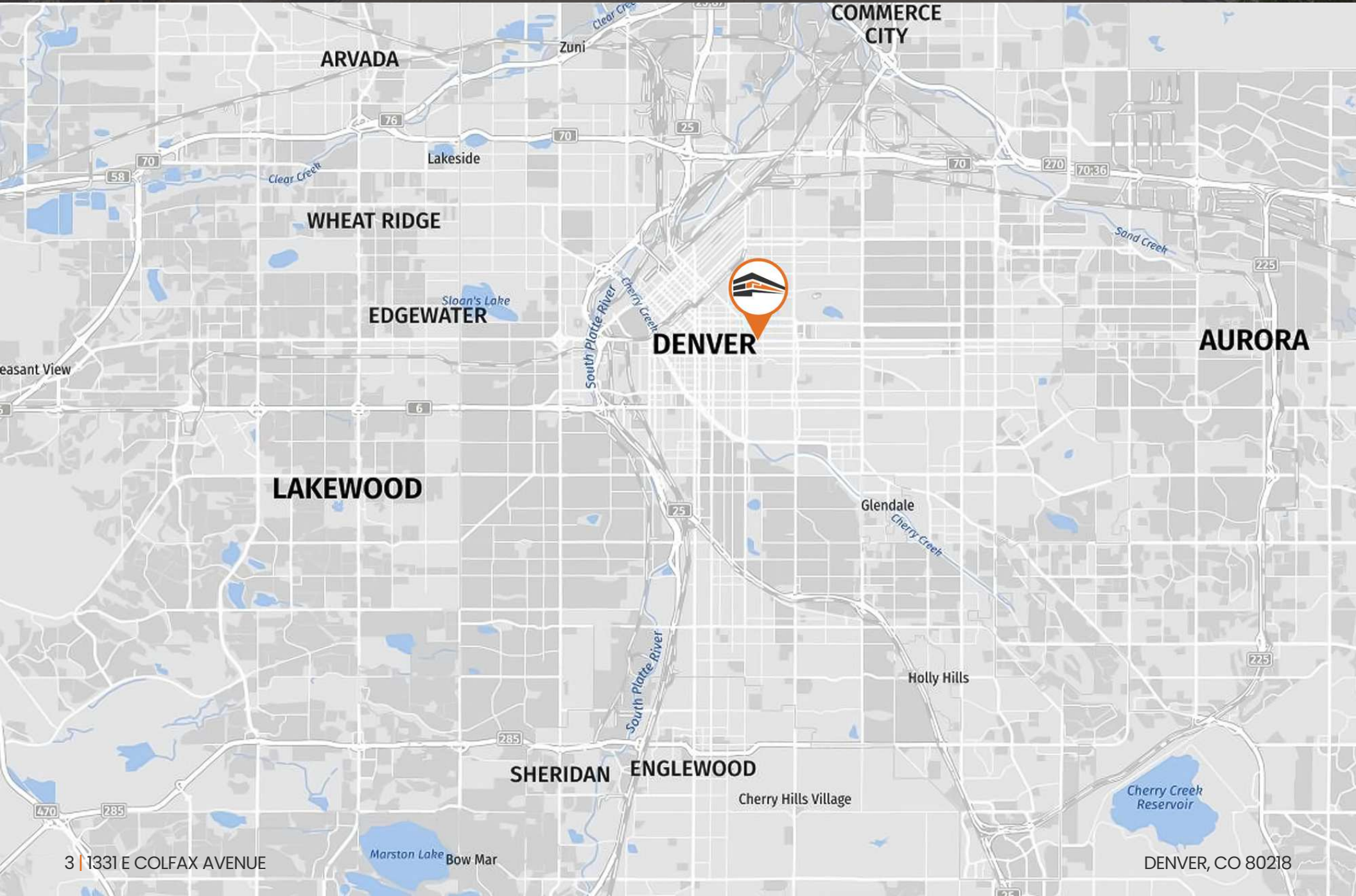
Address:	1331 E Colfax Ave, Denver, CO 80218
Sales Price:	\$2,400,000
CAP Rate:	6.79%
Tenants:	Three (3)
GBA / RSF:	8,000 SF 4,085 SF
Lot Size:	12,500 SF
Year Built:	1983
Zoning:	C-MS-5
2023 Taxes (Payable 2024):	\$47,364.70
Parking:	24 surface parking spaces

- Highly visible retail space with signage facing E Colfax Avenue
- Ample on-site parking
- Private restrooms in each suite
- Newly renovated with updated façade, new glass storefront, new parking lot, and updated landscaping
- Surrounded by strong demographic neighborhoods including City Park West, Uptown, Cheesman Park and Capitol Hill
- Potential to monetize basement space w/ additional capital investment



Henry Group Real Estate has been exclusively retained to market the property at 1331 East Colfax Avenue for sale. This freestanding, multi-tenanted retail building has been recently renovated with updated facades, new glass storefronts, recently paved parking lot, and new landscaping. With ample onsite parking and strong traffic counts along E Colfax Avenue, this is a prominent location for a buyer seeking an established retail strip center with a diverse tenant mix.







FRANKLIN MEDICAL CENTER

DENVER DERMATOLOGY CENTER

INTERMOUNTAIN SAINT JOSPEH HOSPITAL

ONEFOLD

PRESBYTERIAN ST. LUKE'S MEDICAL CENTER

WARWICK HOTEL

STONEY'S UPTOWN JOINT
DEW DROP INN

WHITE PIE
DOS SANTOS

KINDRED HOSPITAL DENVER

TO DENVER CBD
E 17TH AVE

WESTERN ORTHOPAEDICS
WESTERN ORTHOPAEDICS

WATERCOURSE FOODS

CURRY & GRILL
HAMBURGER MARY'S

EINSTEIN BROS. BAGELS

THE FILLMORE AUDITORIUM



BROADWAY

FRANKLIN ST

E COLFAX AVE

OGDEN THEATRE

THE MANSION ON COLFAX

VOODOO DOUGHNUT

COLORADO STATE CAPITAL

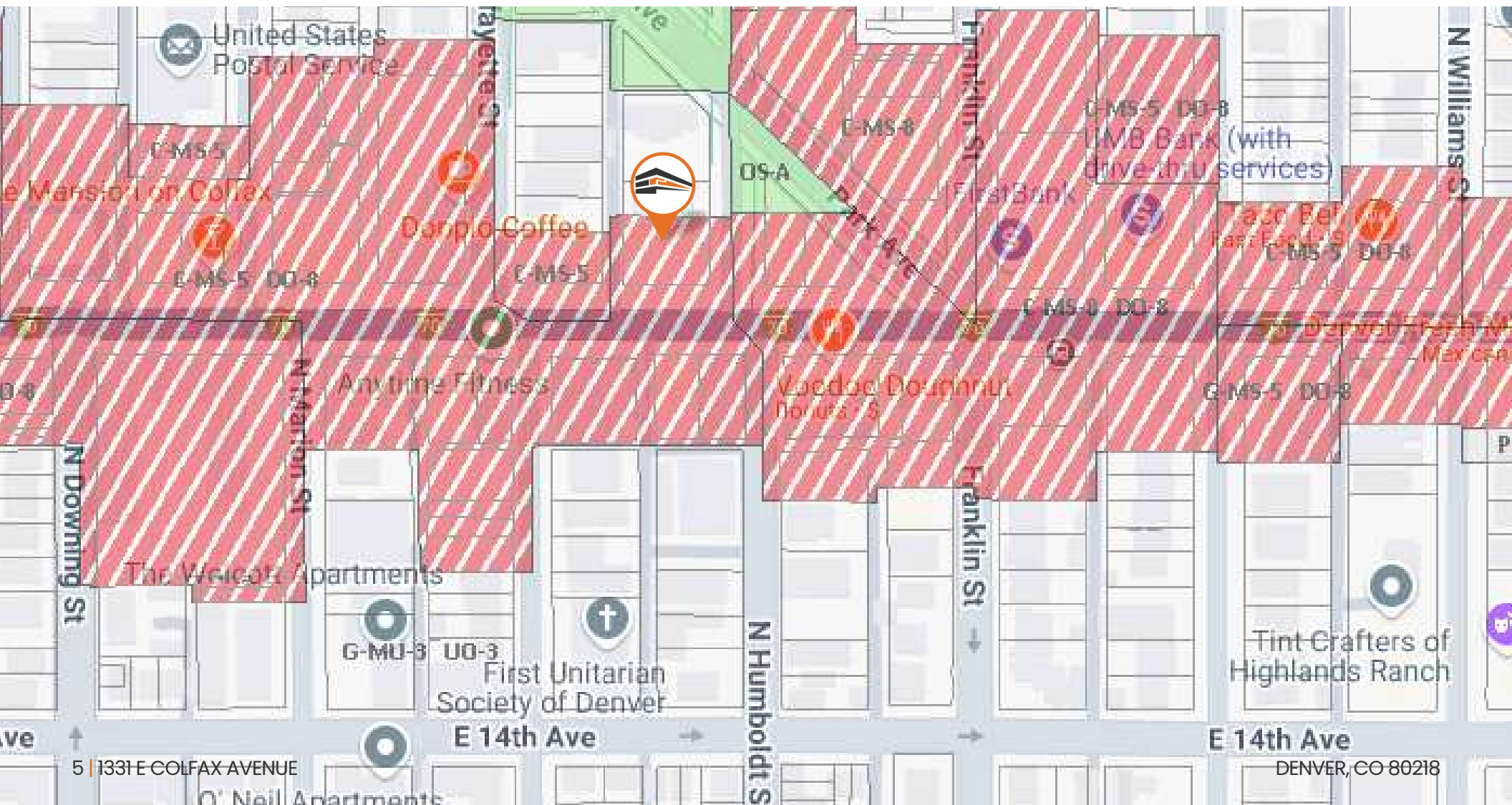
E 13TH AVE

CHEESMAN PARK



C-MS-5 ZONING

[CLICK HERE](#)
[DENVER USE CODE](#)





SUITE	TENANT NAME	RENTABLE SF	BASE RENT (NNN)	ANNUAL BUMPS	LEASE START	LEASE END
101	City Records	1,050 SF	\$41.20	3%	10/1/2022	10/1/2027
102	Million Smokes & Vapes	1,125 SF	\$38.00	3%	9/15/2023	1/31/2027
103	Adam & Eve	1,910 SF	\$38.22	3%	6/4/2020	10/4/2025
TOTALS		4,085 SF				

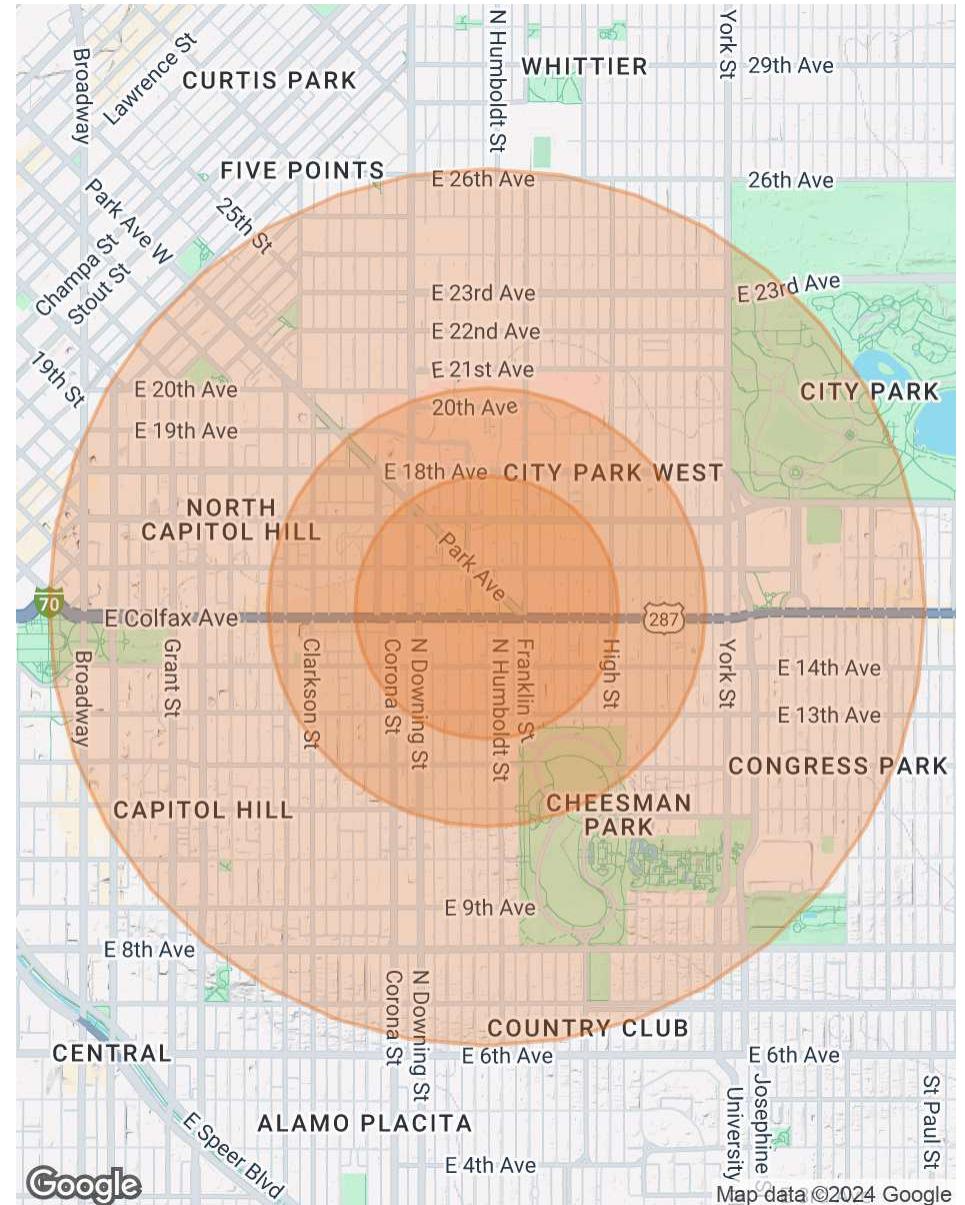
POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	3,169	12,914	51,322
Average Age	37	39	39
Average Age (Male)	38	39	40
Average Age (Female)	36	38	38

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,954	8,185	32,280
# of Persons per HH	1.6	1.6	1.6
Average HH Income	\$96,384	\$108,038	\$112,723
Average House Value	\$893,050	\$881,531	\$813,606

Demographics data derived from AlphaMap



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