



## 1331 E COLFAX AVENUE

Denver, CO 80218

Sales Price: **\$2,300,000**

For Lease: Unit 101 | 1,050 SF | \$40/SF NNN

Building SF: 8,800 SF

## Retail Investment Opportunity

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## PROPERTY HIGHLIGHTS

Address:	1331 E Colfax Ave, Denver, CO 80218
Sales Price:	\$2,300,000
CAP Rate:	7.10%
For Lease:	Unit 101   1,050 SF   \$40/SF NNN
Tenants:	Three (3)
GBA / RSF:	8,800 SF   4,085 SF
Lot Size:	12,500 SF
Year Built:	1983
Zoning:	C-MS-5
2024 Taxes (Payable 2025):	\$45,996.70
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

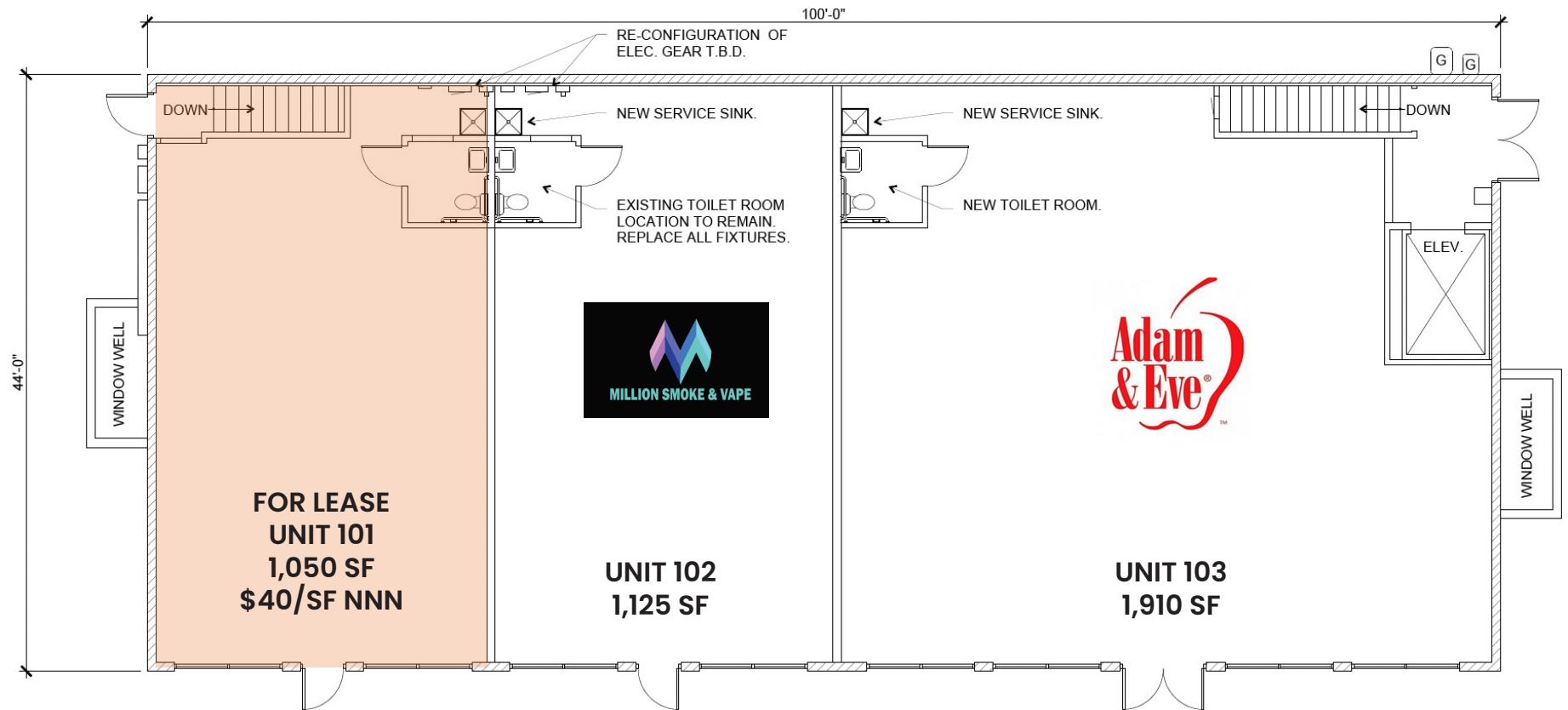


Henry Group Real Estate has been exclusively retained to market the property at 1331 East Colfax Avenue for sale and lease. This freestanding, multi-tenanted retail building has been recently renovated with updated facades, new glass storefronts, recently paved parking lot, and new landscaping. With 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.

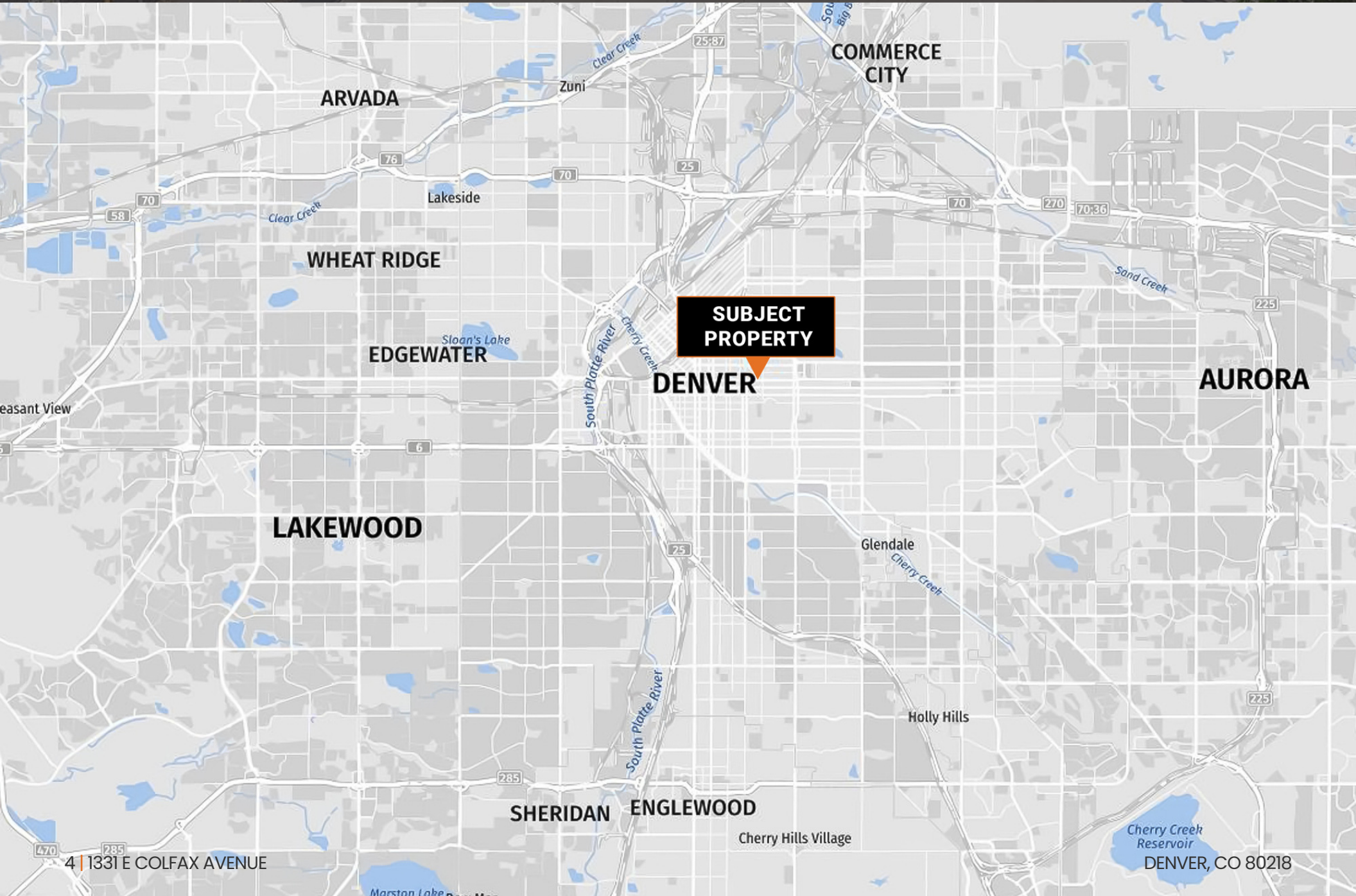




# FLOOR PLAN














 **FRANKLIN  
MEDICAL CENTER**

 **INTERMOUNTAIN  
SAINT JOSEPH  
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 17<sup>TH</sup> AVE**

**BROADWAY**

**COLORADO  
STATE CAPITAL**

 **WATERCOURSE  
FOODS**

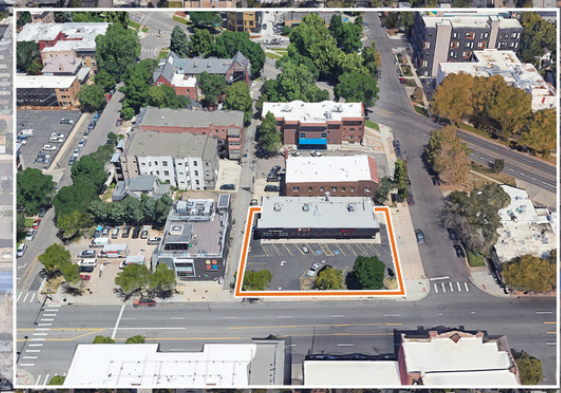
 **CURRY & GRILL**  
 **HAMBURGER  
MARY'S**

 **THE FILLMORE  
AUDITORIUM**

**SUBJECT  
PROPERTY**

**E COLFAX AVE**

 **OGDEN  
THEATRE**



**E 13<sup>TH</sup> AVE**

**CHEESMAN  
PARK**

**5-1331 E COLFAX AVENUE**





SUITE	TENANT NAME	RENTABLE SF	BASE RENT (NNN)	ANNUAL BUMPS	LEASE START	LEASE END
101	AVAILABLE	1,050 SF	\$40.00	3%	N/A	N/A
102	Million Smokes & Vapes	1,125 SF	\$39.14	3%	9/15/2023	1/31/2027
103	Adam & Eve	1,910 SF	\$39.39	3%	6/4/2020	10/4/2025
<b>TOTALS</b>		<b>4,085 SF</b>				



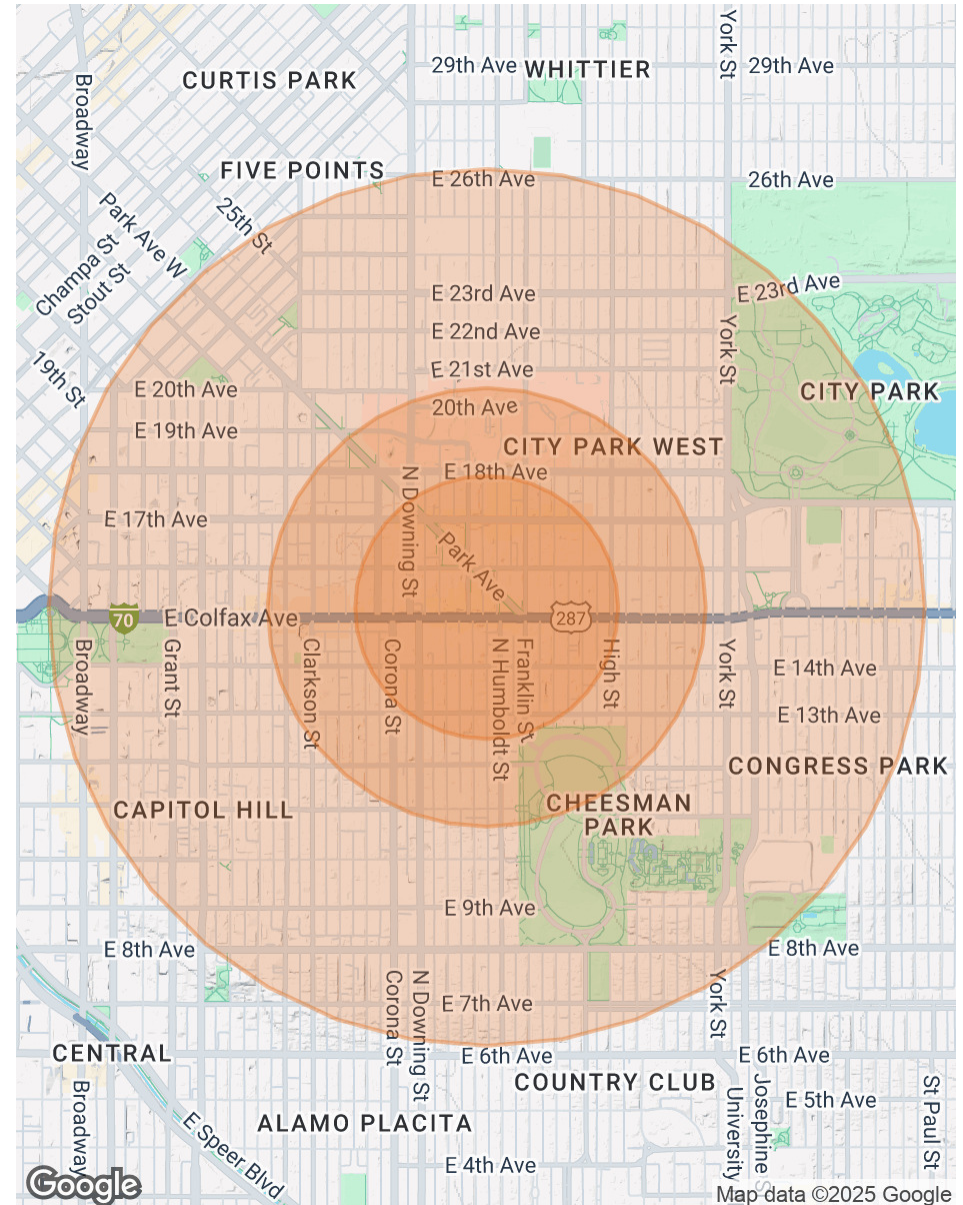
## POPULATION

	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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