



FOR LEASE: RETAIL | OFFICE

**U-MS-3
ZONING**

**2,320 SF
SQUARE FEET**

**\$18.00 SF/YR
MG LEASE RATE**



EAST COLFAX AVENUE RETAIL/OFFICE SPACE FOR LEASE

OFFERED BY:

BRIAN MCKERNAN

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**5900 E. Colfax Avenue
Denver, CO 80220**

EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	2,320 SF
Lease Rate:	\$18.00 SF/yr (MG)
Lot Size:	0.17 Acres
Year Built:	1937
Building Size:	13,559 SF
Zoning:	U-MS-3

PROPERTY OVERVIEW

The available space is a two level, 2,320 SF suite that features street level retail exposure and an office layout consisting of 7 offices, a conference room, 2 restrooms, and reception area. The space has recently been remodeled and features upgraded finishes throughout, exterior building signage, and great visibility to more than 25,000 vehicles per day. The property is well located near the Park Hill/Montclair/Hale Neighborhoods in a stretch of East Colfax full of eclectic shops, restaurants, retailers and services. The U-MS-3 zoning permits a wide variety of retail and offices uses and would be ideal for a tenant seeking a retail presence with plenty of offices/treatment rooms/classrooms.

PROPERTY HIGHLIGHTS

- Retail or Office Space Use with Street Level Retail Exposure
- Excellent Location at the Center of the Park Hill/Montclair/Hale Neighborhoods
- Thriving East Colfax Area Experiencing Several New Developments
- Exterior Building Signage Available
- U-MS-3 Zoning Permits a Wide Variety of Retail and Office Uses

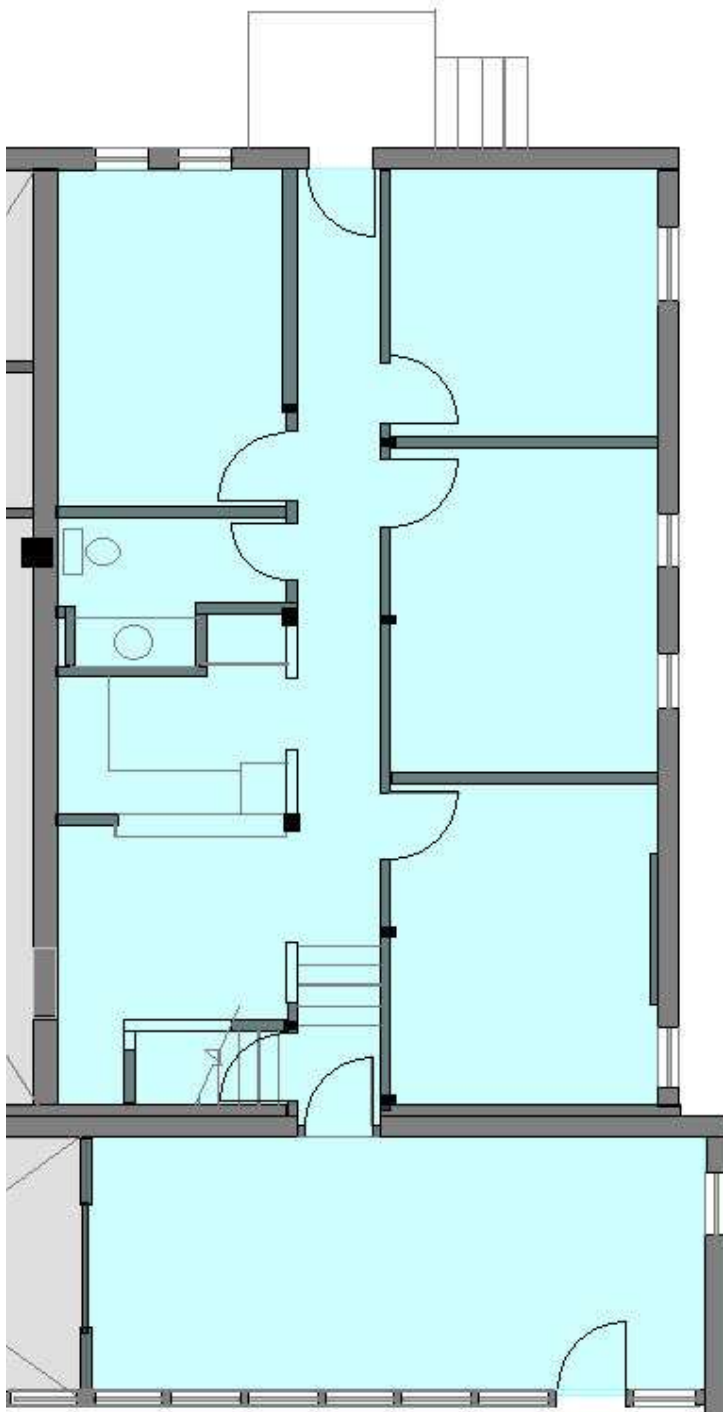
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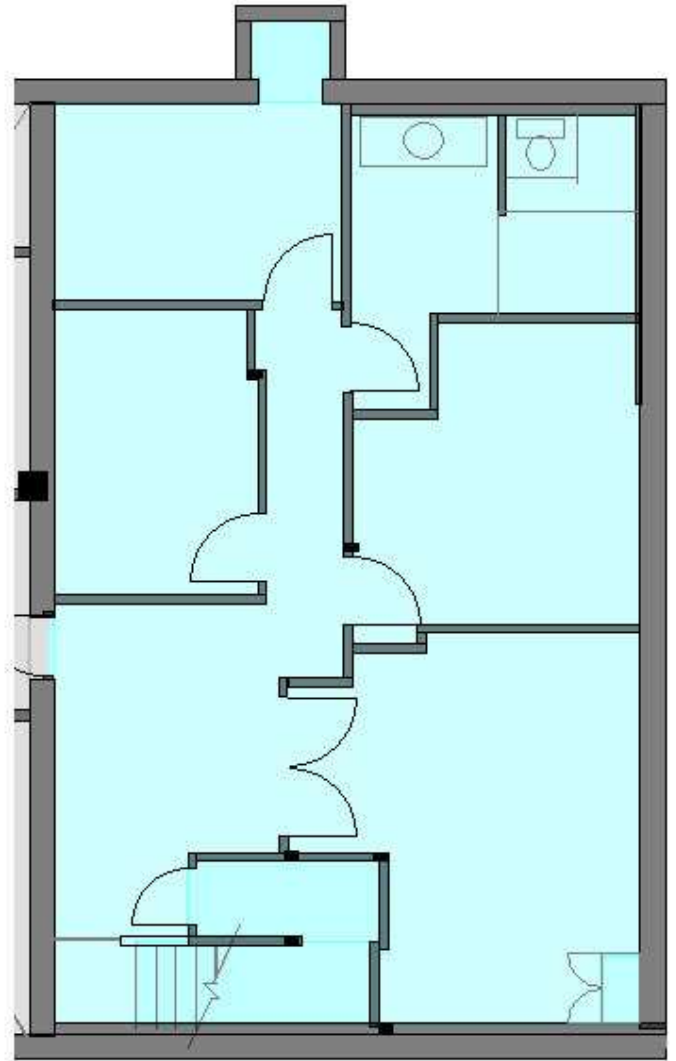
ADDITIONAL PHOTOS



FLOORPLANS

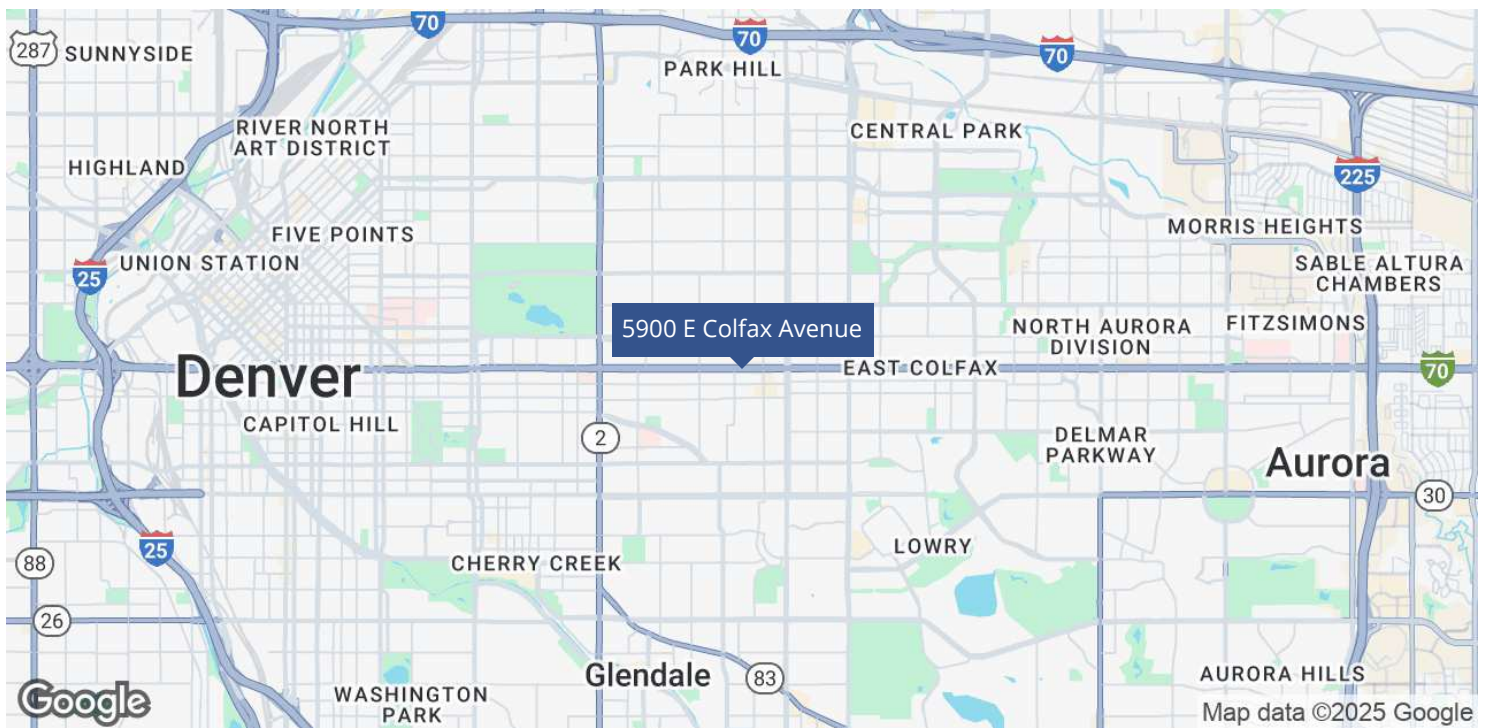
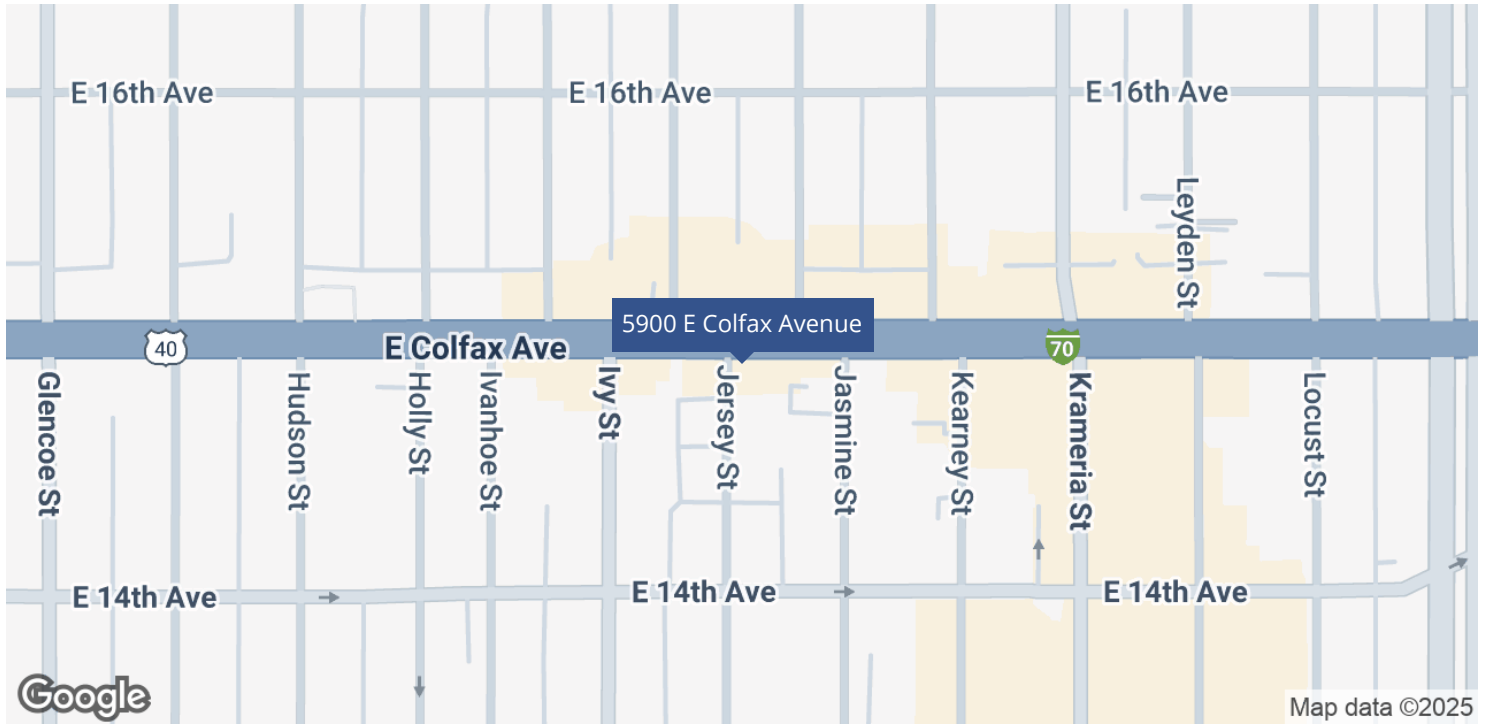


First Level

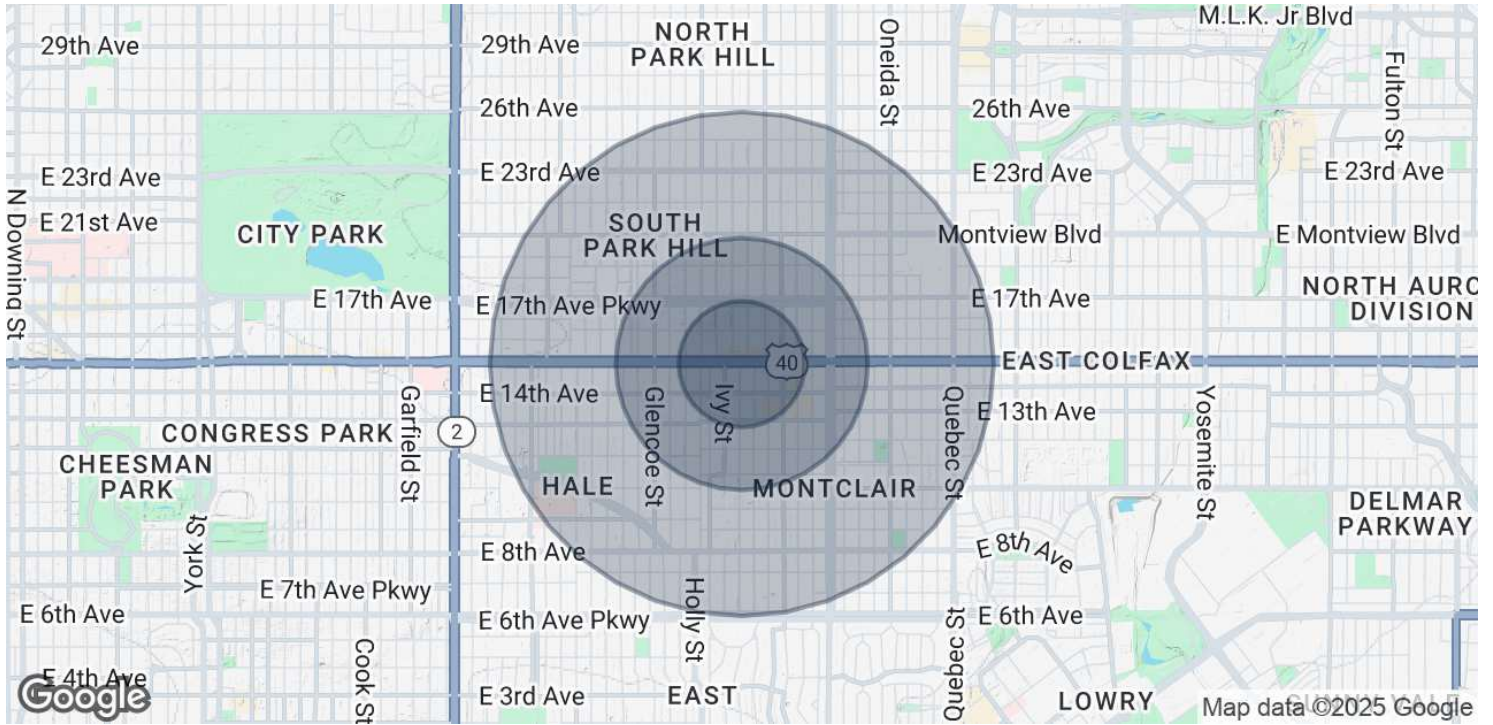


Lower Level

LOCATION MAP



DEMOGRAPHICS MAP & REPORT



POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	1,358	5,644	21,451
Average Age	35.7	39.1	38.2
Average Age (Male)	37.5	39.5	39.1
Average Age (Female)	32.8	37.8	37.8

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	588	2,380	9,134
# of Persons per HH	2.3	2.4	2.3
Average HH Income	\$126,364	\$136,869	\$134,359
Average House Value	\$450,538	\$561,839	\$562,878

* Demographic data derived from 2020 ACS - US Census