

6640 EAST COLFAX AVENUE

Denver, CO 80220



1,200 SF RETAIL
PROPERTY FOR
LEASE FRONTING
COLFAX AVE

MARK PYMS

Broker/Owner

O: (303)-966-0690 | C: (720)-318-9454

Mark@pcgcre.com



PROPERTY SUMMARY



PROPERTY DESCRIPTION

Embrace the allure of a prime leasing opportunity at 6640 East Colfax Avenue. This remarkable property offers a sleek and modern design complemented by expansive windows, creating an inviting atmosphere for potential tenants. With its strategic location and high visibility, the property provides an ideal setting for businesses looking to thrive in a bustling urban environment. Ample on-site parking and excellent accessibility add to the property's appeal, while its flexible layout and versatile spaces cater to a variety of retail or commercial needs. Elevate your brand and captivate customers in this standout property, perfectly positioned for success in Denver's dynamic marketplace.

PROPERTY HIGHLIGHTS

- End cap unit
- Ample off street parking
- Front facing colfax

OFFERING SUMMARY

Lease Rate:	\$23 Base/SF/Yr + \$8.52 (NNN)
Available SF:	1,200 SF
Building Size:	5,400 SF
Zoning	E-MS-3

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	459	2,040	9,596
Total Population	1,088	4,690	21,474
Average HH Income	\$156,998	\$153,736	\$158,316

MARK PYMS

Broker/Owner
 O: (303)-966-0690 | C: (720)-318-9454
 Mark@pcgcre.com



ADDITIONAL PHOTOS



MARK PYMS

Broker/Owner

O: (303)-966-0690 | C: (720)-318-9454

Mark@pcgcre.com



ADDITIONAL PHOTOS



MARK PYMS

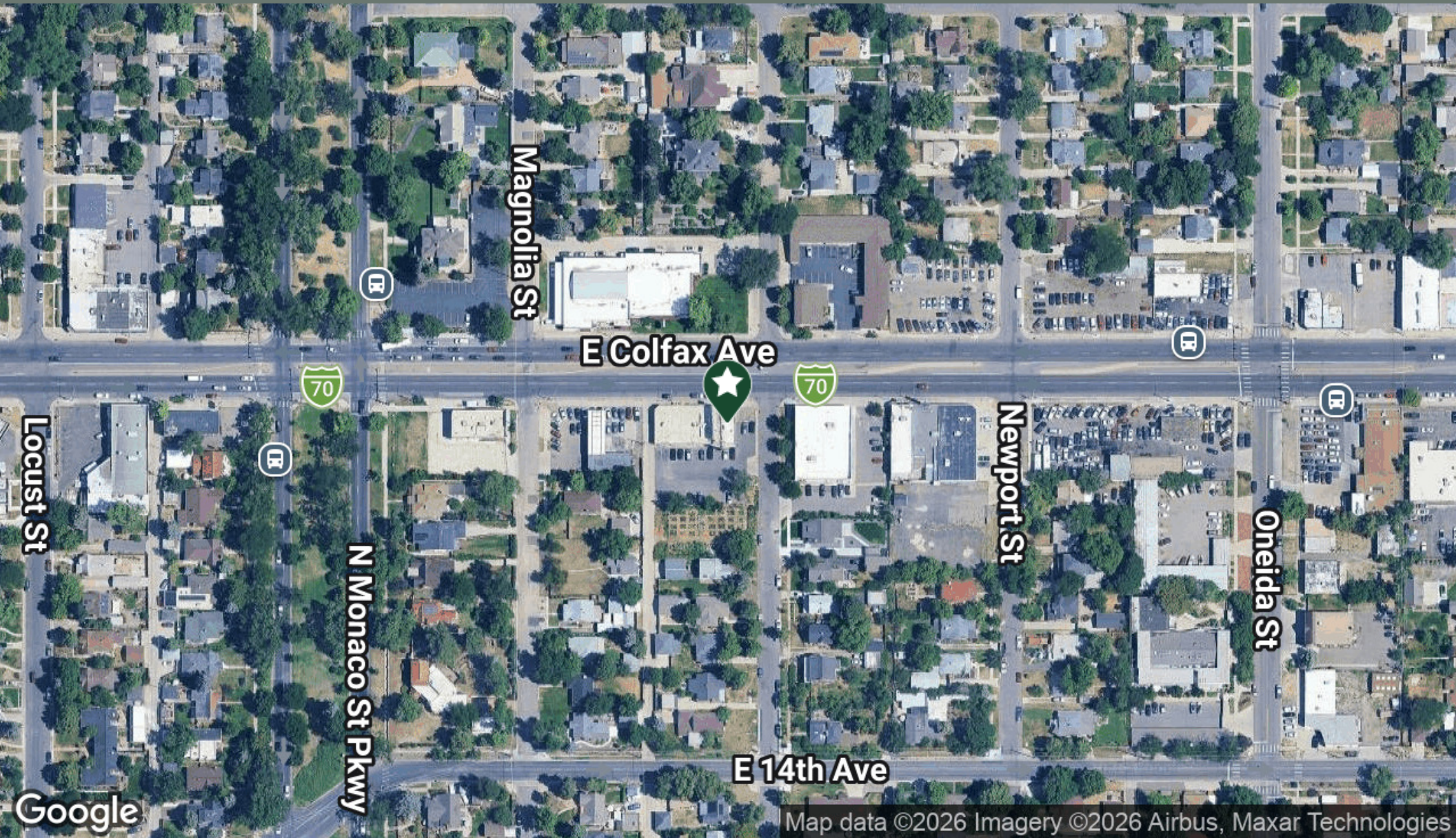
Broker/Owner

O: (303)-966-0690 | C: (720)-318-9454

Mark@pcgcre.com



AERIAL MAP



MARK PYMS

Broker/Owner

O: (303)-966-0690 | C: (720)-318-9454

Mark@pcgcre.com

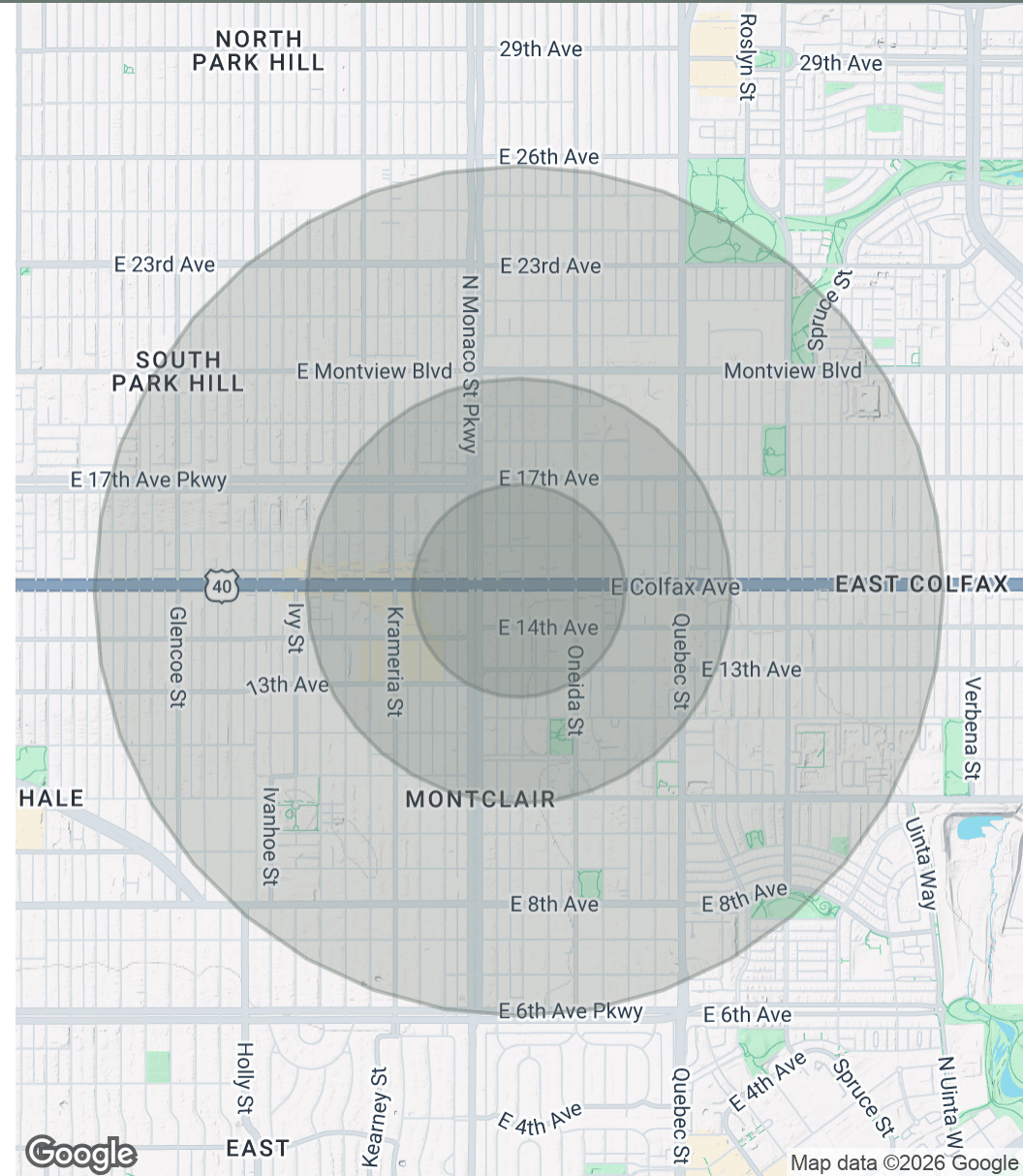


DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,088	4,690	21,474
Average Age	39.3	39.9	39.5
Average Age (Male)	40.6	40.6	39.6
Average Age (Female)	39.1	39.8	39.4

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	459	2,040	9,596
# of Persons per HH	2.4	2.3	2.2
Average HH Income	\$156,998	\$153,736	\$158,316
Average House Value	\$748,255	\$745,903	\$782,482

2023 American Community Survey (ACS)



MARK PYMS

Broker/Owner
 O: (303)-966-0690 | C: (720)-318-9454
 Mark@pcgcre.com



ADVISOR



MARK PYMS

Broker/Owner

Mark@pcgcre.com

Direct: **303.966.0690** | Cell: **720.318.9454**

PROFESSIONAL BACKGROUND

Mark Pyms embarked on his professional journey in 1984 with his family business, where he honed his skills in Commercial Brokerage/Investments and client relationships. In 1991, Mark moved to Colorado and joined Moore Commercial, where he successfully brokered and leased commercial properties until 1996. His career took a significant step forward when he joined the first Commercial Only RE/MAX, where he dedicated over 26 years, establishing himself as a leader in the commercial real estate industry.

During his tenure as a Commercial Broker, he also took his entrepreneurial spirit and in 2001 opened Panorama Property Management with his current business partner. Demonstrating his vision for growth, Mark created Panorama's Brokerage Arm in 2021, adding another successful chapter to his career.

Mark is known for his strategic thinking, leadership, and deep expertise in commercial real estate and property management. His decades of experience and commitment to excellence have made him a trusted name in the industry.

Beyond his professional accomplishments, Mark is passionate about fishing, waterfowl hunting and other community activities. His blend of experience, innovation, and integrity continues to inspire colleagues and clients alike.

Panorama Commercial Group
6855 S. Havana Street, Suite #650
Denver, CO 80112
303.996.0690

MARK PYMS

Broker/Owner

O: (303)-966-0690 | C: (720)-318-9454

Mark@pcgcre.com

