

CAPITOL HILL EAST COLFAX AVE. LAND AVAILABLE FOR SALE OR LAND LEASE

1801 E. Colfax Ave., Denver, CO 80218



PROPERTY DESCRIPTION

For Sale/Land Lease/Build To Suit

PROPERTY HIGHLIGHTS

- Located at a signalized corner. Former carwash site. Suitable for retail, drive-thru, office or apartments up to 5 - 7 stories **(with incentives for affordable housing)**. Owners are open to discussions for a land lease or build to suit opportunity.
- Double sided billboard included.

TRAFFIC COUNT

E. Colfax Ave. W of Williams St.	36,555/vpd
E. Colfax Ave. W of Park Ave.	32,287/vpd
E. Colfax Ave. E of Race St.	25,594/vpd

OFFERING SUMMARY

Sale Price:	\$2,400,000
Lot Size:	0.36 Acres
Taxes:	\$36,297.44 (2023)
Zoning:	C-MS-5
Buildable:	Approx. 7,000 SF Building

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2023 Population	13,059	227,554	506,840
Average Household Income	\$94,089	\$112,318	\$107,688
2023 Households	27,070	122,446	234,392
Businesses	4,281	24,715	40,228
Employees	26,755	254,363	394,839

* Demographics and Traffic Counts provided by CoStar

LOUIS LEE

303.454.5416
llee@antonoff.com

CHRIS KATSAROS

303.454.5413
hkatsaros@antonoff.com

ANTONOFF
& CO. BROKERAGE INC.

The information above was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein. Any reliance on this information is solely at your own risk.

CAPITOL HILL EAST COLFAX AVE. LAND AVAILABLE FOR SALE OR LAND LEASE

1801 E. Colfax Ave., Denver, CO 80218



LOUIS LEE
303.454.5416
llee@antonoff.com

CHRIS KATSAROS
303.454.5413
hkatsaros@antonoff.com

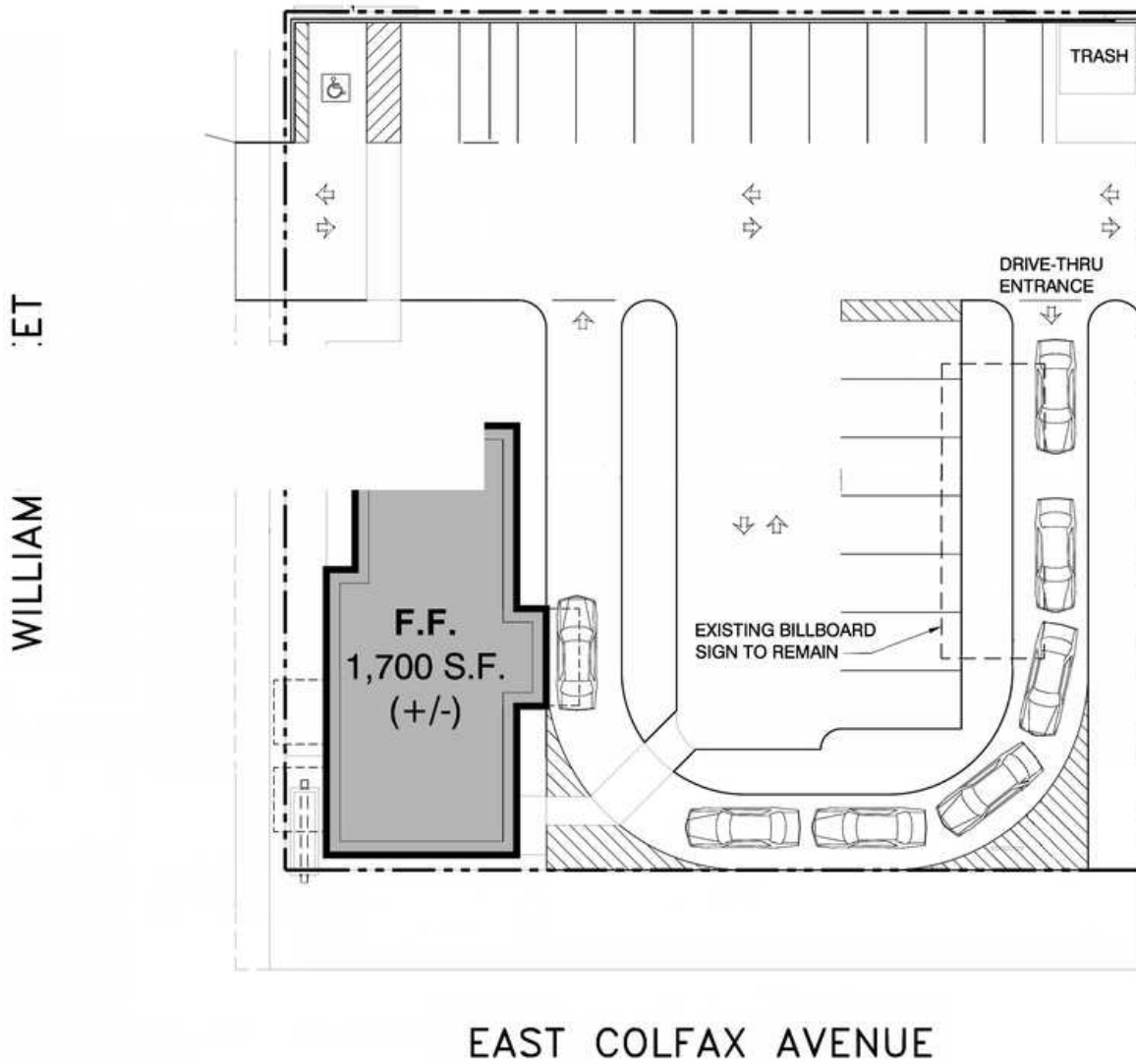
ANTONOFF
& CO. BROKERAGE INC.

The information above was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein. Any reliance on this information is solely at your own risk.

CAPITOL HILL EAST COLFAX AVE. LAND AVAILABLE FOR SALE OR LAND LEASE

1801 E. Colfax Ave., Denver, CO 80218

Potential Drive Thru Site Plan



LOUIS LEE

303.454.5416

llee@antonoff.com

CHRIS KATSAROS

303.454.5413

hkatsaros@antonoff.com

ANTONOFF
& CO. BROKERAGE INC.

The information above was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein. Any reliance on this information is solely at your own risk.

CAPITOL HILL EAST COLFAX AVE. LAND AVAILABLE FOR SALE OR LAND LEASE

1801 E. Colfax Ave., Denver, CO 80218



LOUIS LEE

303.454.5416

llee@antonoff.com

CHRIS KATSAROS

303.454.5413

hkatsaros@antonoff.com

ANTONOFF
& CO. BROKERAGE INC.

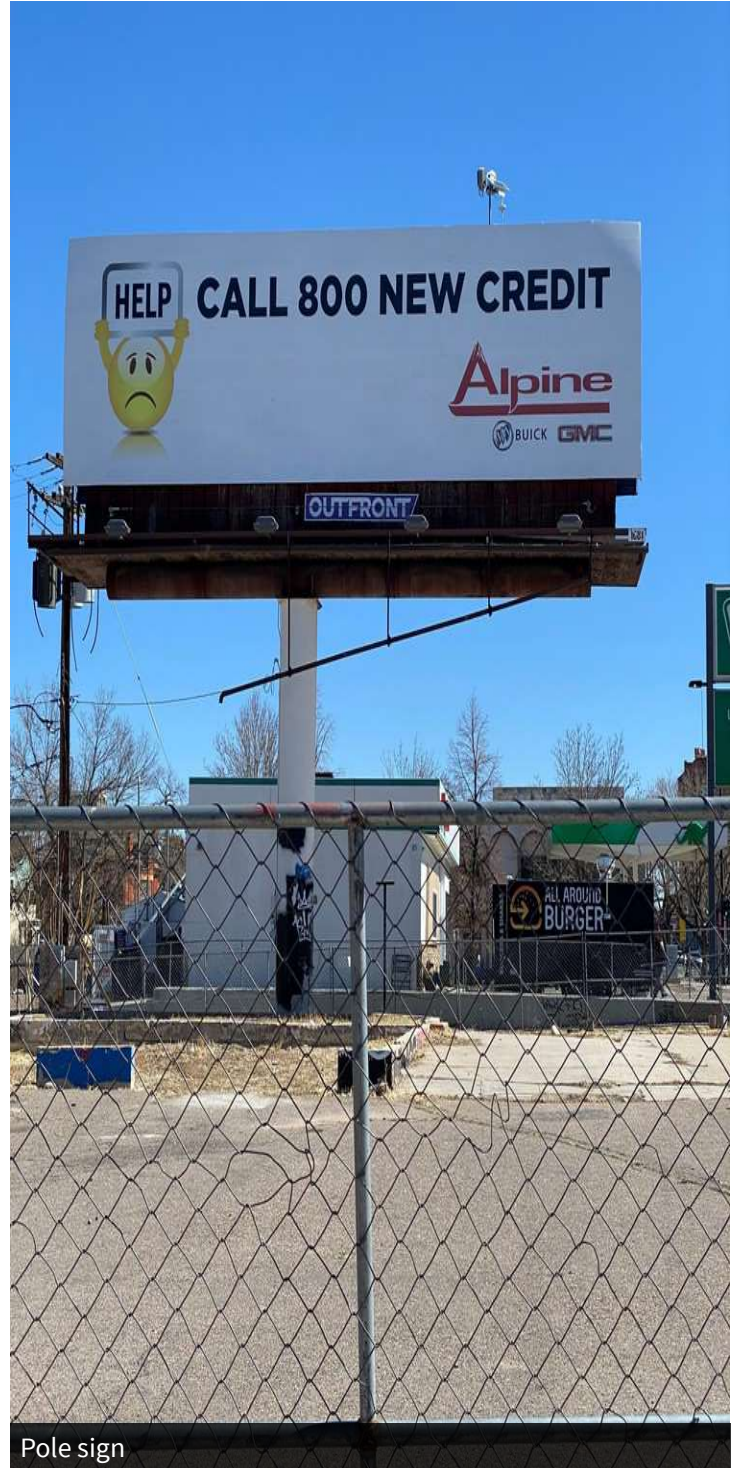
The information above was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein. Any reliance on this information is solely at your own risk.

CAPITOL HILL EAST COLFAX AVE. LAND AVAILABLE FOR SALE OR LAND LEASE

1801 E. Colfax Ave., Denver, CO 80218



Double sided sign



Pole sign

LOUIS LEE

303.454.5416

llee@antonoff.com

CHRIS KATSAROS

303.454.5413

hkatsaros@antonoff.com

ANTONOFF
& CO. BROKERAGE INC.

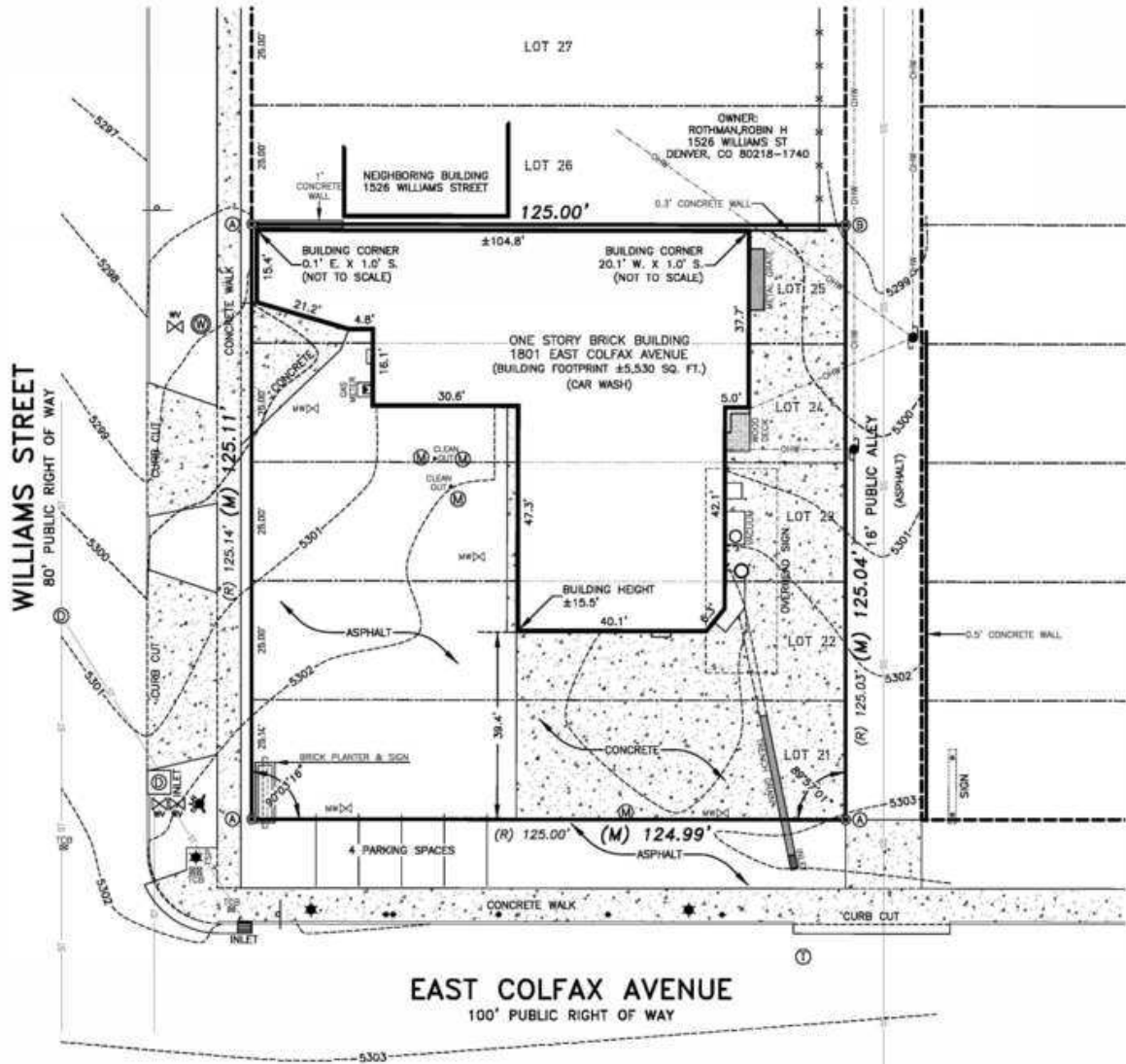
The information above was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein. Any reliance on this information is solely at your own risk.

CAPITOL HILL EAST COLFAX AVE. LAND AVAILABLE FOR SALE OR LAND LEASE

1801 E. Colfax Ave., Denver, CO 80218

SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 3 SOUTH,
RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY & COUNTY OF DENVER, STATE OF COLORADO

128



LOUIS LEE
303.454.5416
llee@antonoff.com

CHRIS KATSAROS
303.454.5413
hkatsaros@antonoff.com

ANTONOFF
& CO. BROKERAGE INC.

The information above was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein. Any reliance on this information is solely at your own risk.