



**2260 E. COLFAX AVENUE  
DENVER, CO 80206**

**RETAIL/OFFICE FOR LEASE**



## ABOUT THE PROPERTY

Designed by renowned Denver architect Harry W. J. Edbrooke and completed in 1930, the Savageau Building at 2260 E. Colfax Avenue stands as an unrivaled local landmark. Originally anchored by Walgreens, the structure is a quintessential example of Mediterranean Revival architecture, distinguished by its intricate Moorish detailing, vibrant glazed tiles, cusp arches, and distinctive tiled roof.

In 2017, the building underwent an extensive \$1 million renovation. This modernization subdivided the interior into small-format retail spaces, specifically designed to foster the growth of local startups and small businesses. The project also introduced an intimate rear courtyard, providing a welcoming, comfortable retreat for both tenants and patrons.



**LEASE RATE  
\$26.00/SF NNN**

## PROPERTY FACTS

AVAILABLE SF	2,665 SF - 101, 102, 103/104
BUILDING SIZE	6,019 SF
ZONING	G-MS-5
YEAR BUILT	1930
PARKING	Shared Surface Parking

**DAVID LEUTHOLD**

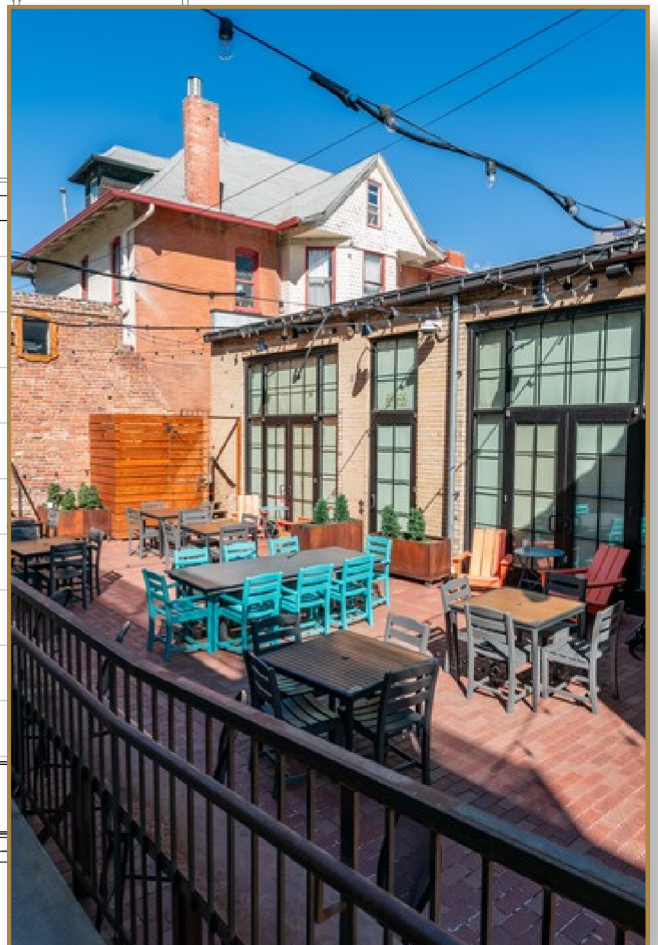
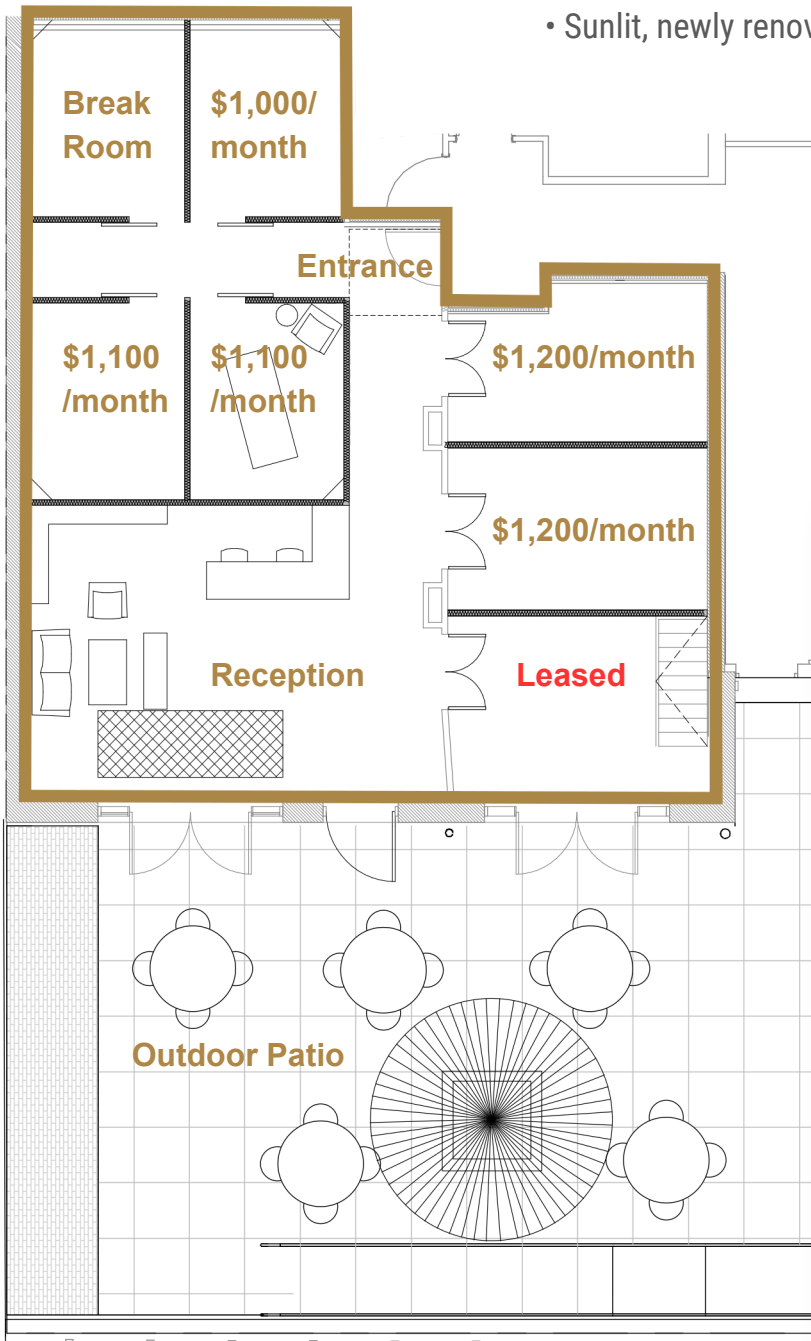
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**SUITE 103/104 - 1,362 SF**  
(Available Now)

- Six private suites available; one already leased
- Access to a shared reception and curated outdoor patio space
- Boutique setting suited for professional **OFFICE** or **RETAIL** use
- Sunlit, newly renovated suites with clean, modern design



SUITE 103/104

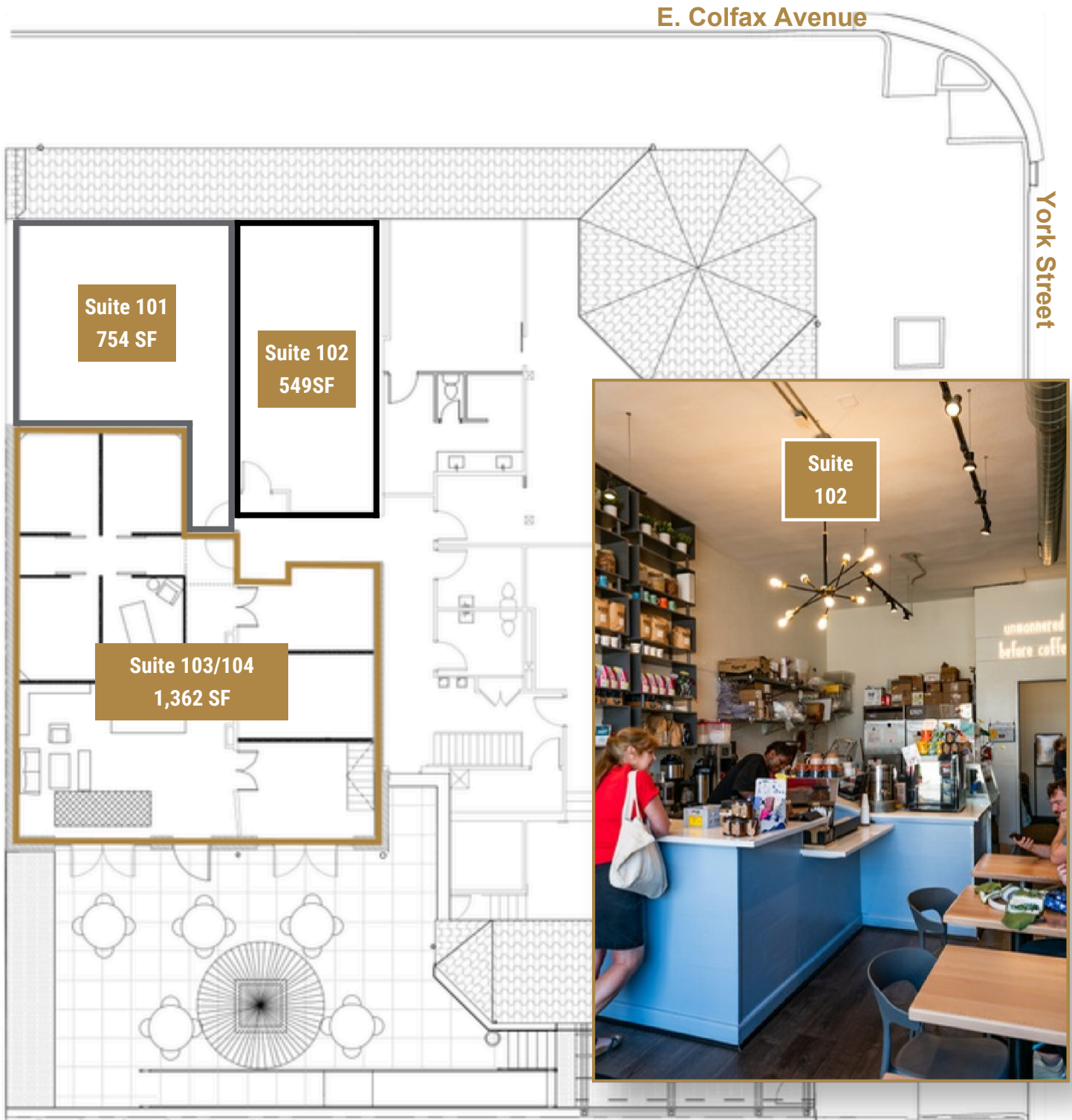




## SUITES 101 & 102

(Available 7/26)

- Perfect space for professional **RETAIL OR OFFICE** uses
- Previous tenant improvement scope focused on **FOOD & BEVERAGE** uses
- Private access to the outdoor patio (accessible by all tenant patrons)
- Across the hall from the shared private restrooms



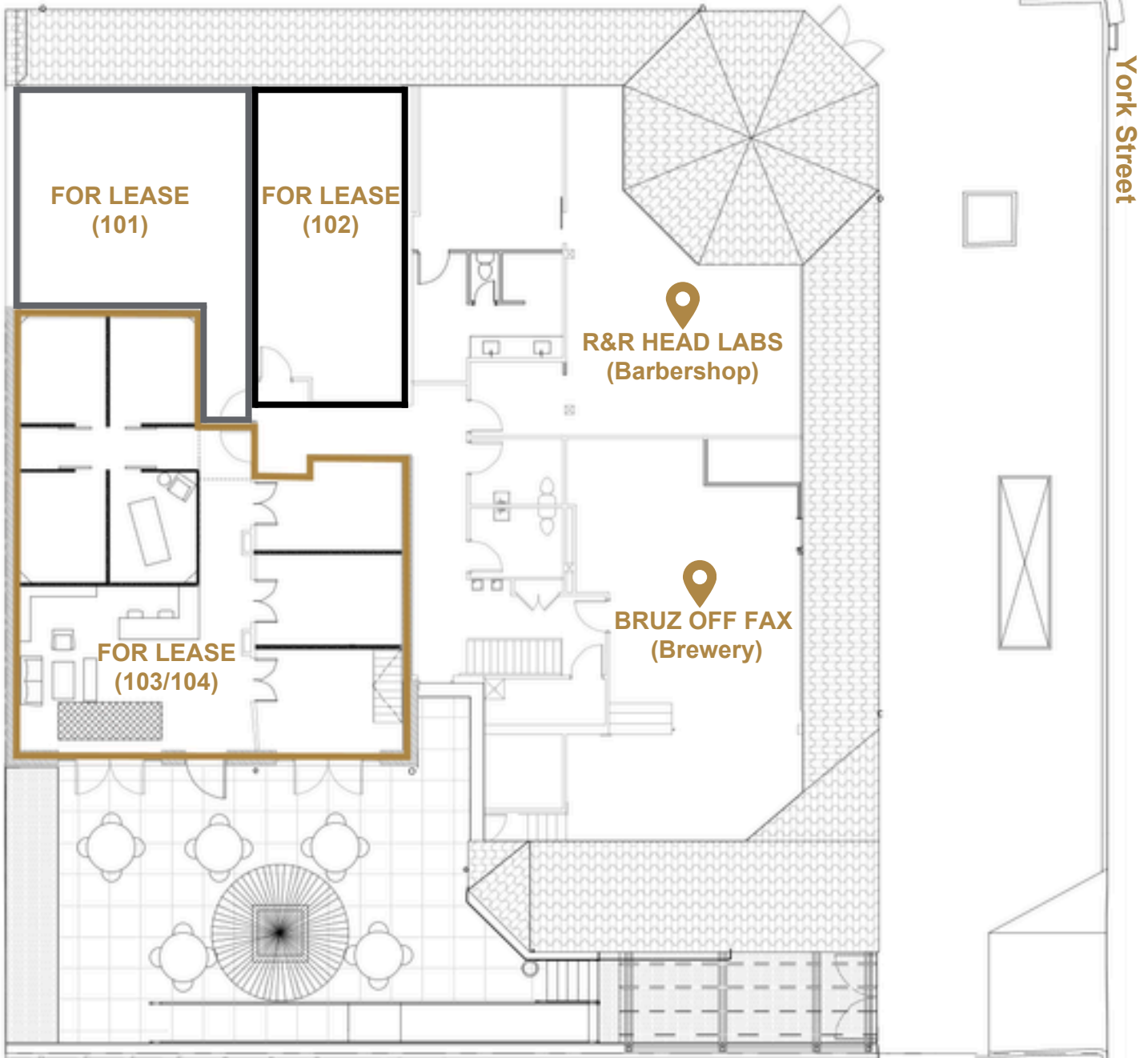


### DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population (2025 Est)	31,888	228,008	506,058
Households (2025 Est)	19,090	122,761	235,272
Median HH Income	\$71,022	\$82,980	\$77,644
Consumer Spending	\$581,100	\$4,037,506	\$7,749,792

E. Colfax Avenue

### TENANTS



2260 E. COLFAX AVE



2260 E. COLFAX AVE



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## LOCATION

2260 E. Colfax Avenue is located at the prominent intersection of E. Colfax Avenue and York Street, the gateway to Cherry Creek. The property is surrounded by numerous local and national restaurants and businesses, with high traffic counts and strong demographics. Two blocks to the north is the entrance to City Park and to the east is the Sie Film Center, the Tattered Cover, and the only Denver location of Sap Sua, a highly sought after Vietnamese restaurant.

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