



**E COLFAX ADAPTIVE REUSE
SALE OR LEASE OPPORTUNITY**



EXTENSIVE BUILDING RENOVATIONS UNDERWAY!

7740 E COLFAX AVE

DENVER, CO 80220

Property Summary

- Building is being fully renovated w/ a new Facade and will deliver in white box condition ready for Tenant Finish!
- Easy Access to major Highways and Thoroughfares
- Large Signage and High Visibility
- Flexible Floorplan and Sizing Options
- Easy Access to Public Transportation
- New Roof & Mechanical Systems (2025)
- Contact Broker for Details of Income from existing Tenant

Property Features

Sale Price	Contact Broker
Lease Rate	\$18/SF NNN
NNN Expenses	\$7.49/SF (2025)
Suite Size	2,967 SF – 8,869 SF (Divisible)
Building Size	11,569 SF
Land Area	12,200 SF (0.28 AC)
Parking	Six (6) Spaces
Taxes	\$46,014.28 (2024)
County	Denver
Zoning	E-MS-3

For more information:



Michael DeSantis

Vice President

303.512.1194

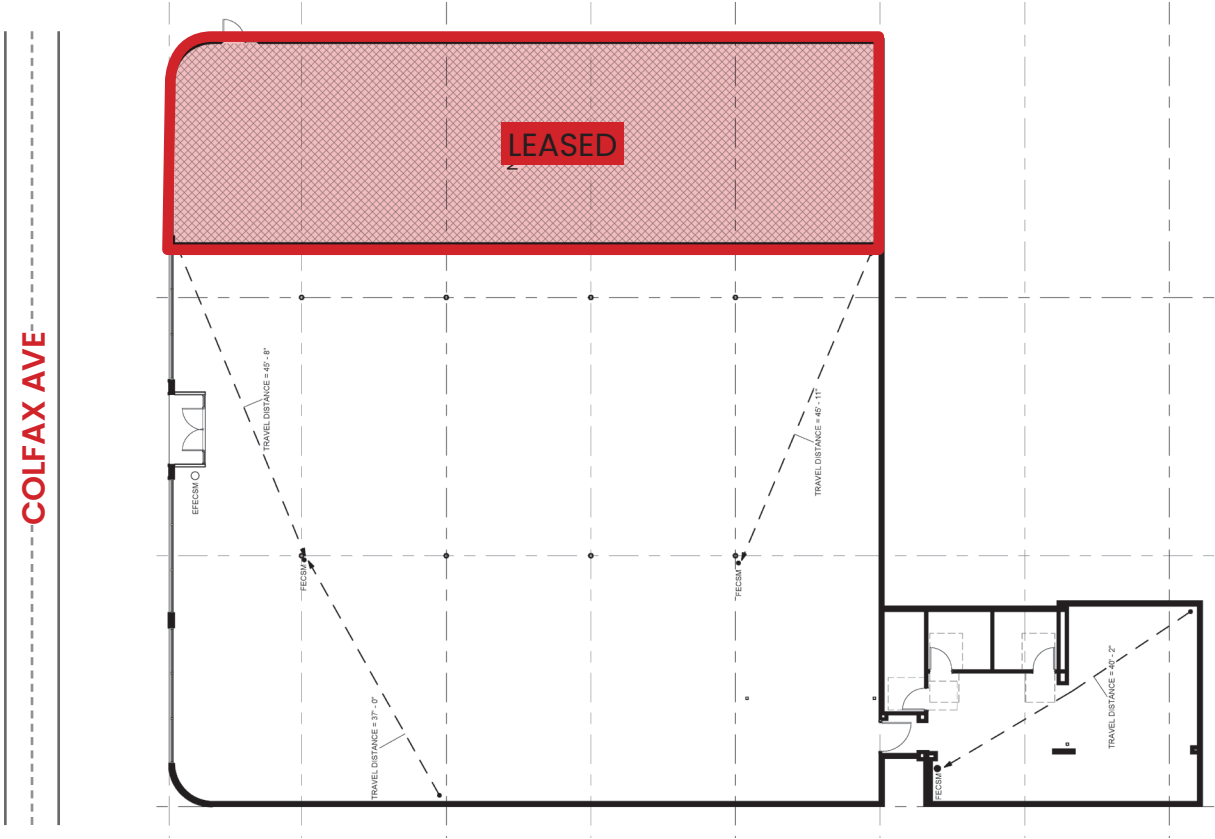
mdesantis@uniqueprop.com

Brett MacDougall

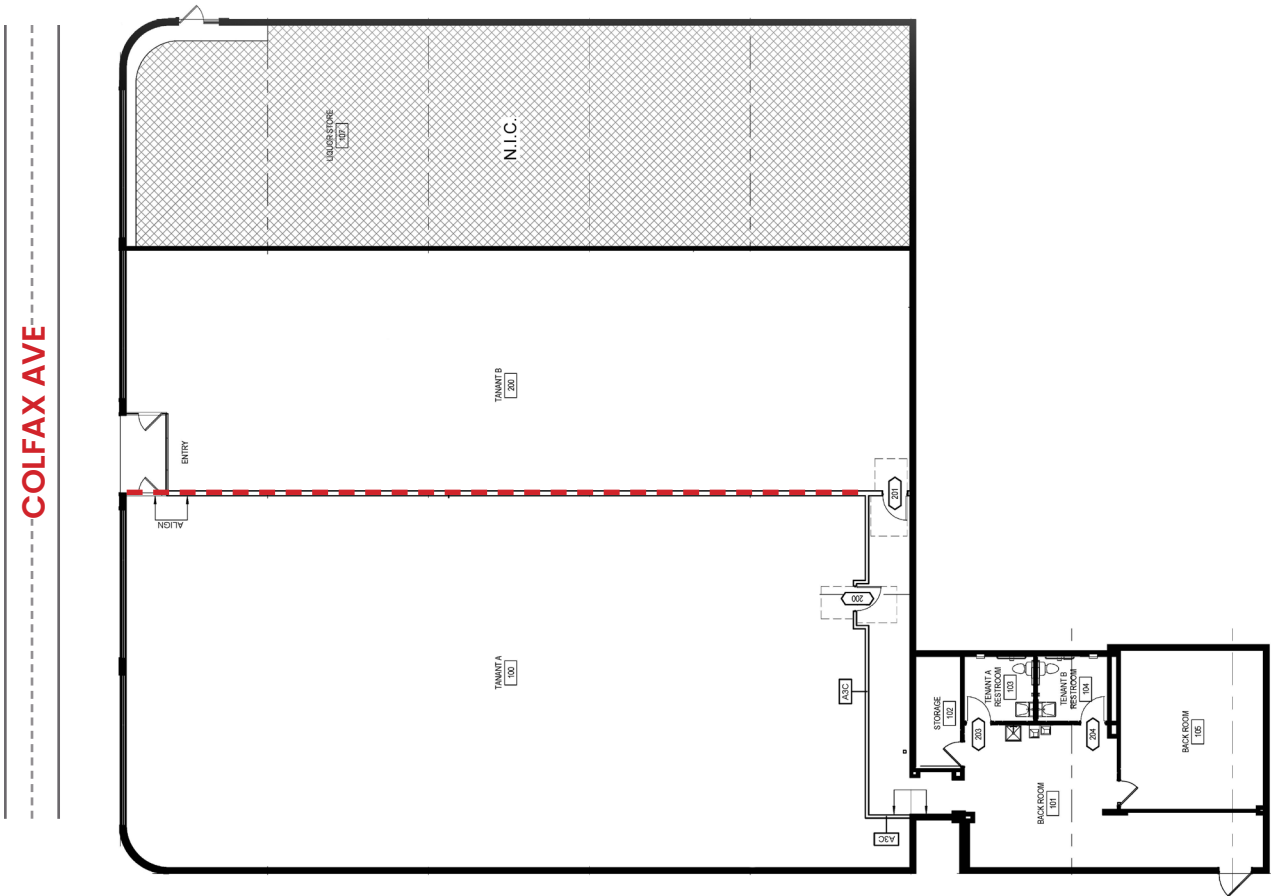
Vice President

303.512.2736

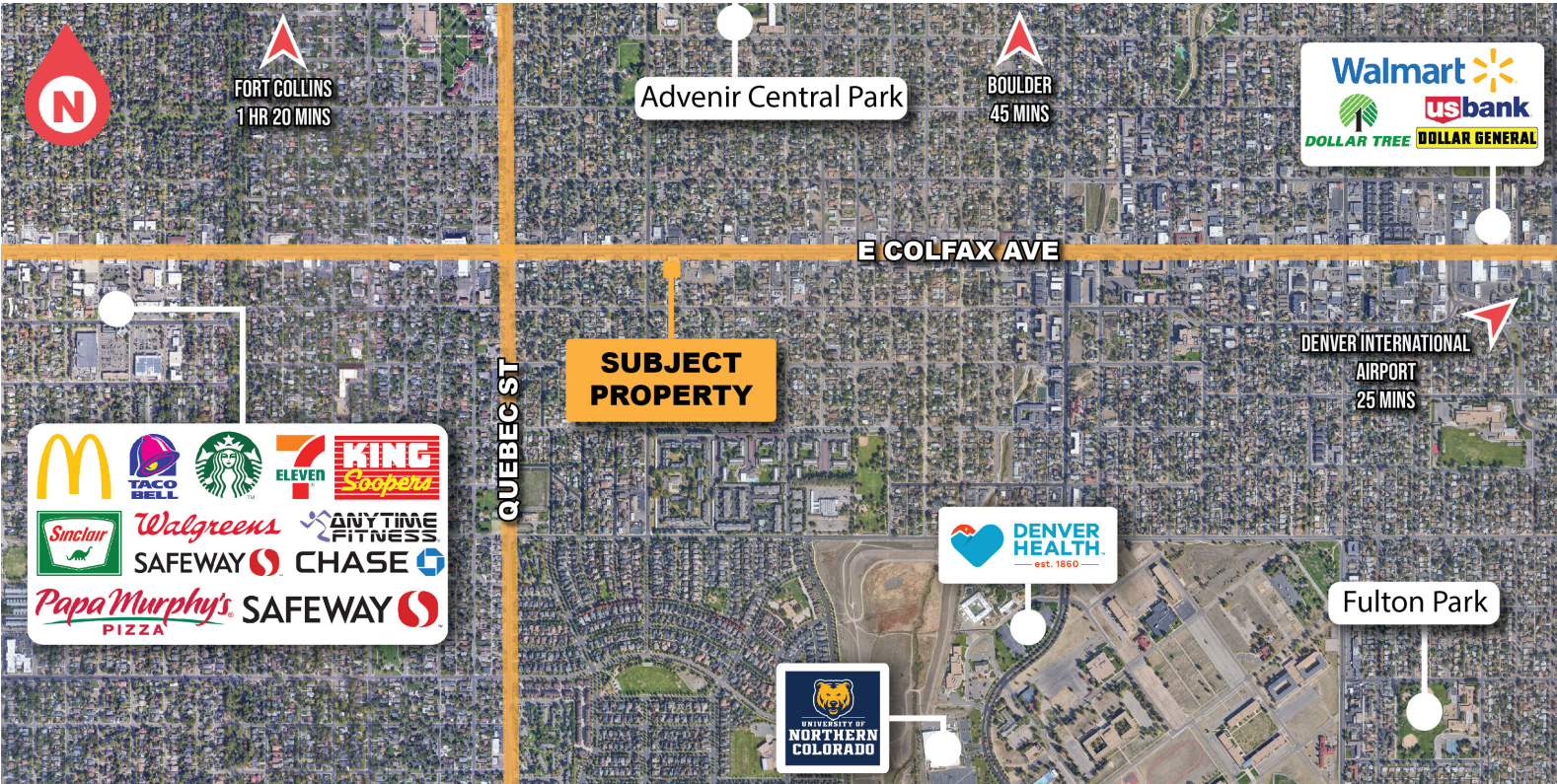
bmacdougall@uniqueprop.com



DEMISING PLAN



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DEMOGRAPHICS

TRAFFIC COUNT		VPD	Year	Distance From Subject
I-70 & SYRACUSE ST W		29,757	2022	0.02 mi
SYRACUSE ST & I-70 BUS N		6,100	2019	0.03 mi
E 14TH ST & SYRACUSE ST		4,208	2022	0.08 mi
POPULATION		1 Mile	3 Miles	5 Miles
2024 POPULATION		24,146	177,327	489,778
2029 POPULATION PROJECTION		24,581	179,859	497,567
ANNUAL GROWTH 2020-2024		0.4%	0%	0.4%
ANNUAL GROWTH 2024-2029		0.4%	0.3%	0.3%
MEDIAN AGE		35.7	37.6	36.4
HOUSEHOLDS				
2024 HOUSEHOLDS		9,354	73,574	216,697
2029 HOUSEHOLD PROJECTION		9,512	74,515	220,095
AVG HOUSEHOLD SIZE		2.5	2.3	2.2
AVG HOUSEHOLD VEHICLES		2	2	2
HOUSING VALUES				
MEDIAN HOME VALUE		\$570,247	\$632,377	\$563,933
MEDIAN YEAR BUILT		1966	1970	1975
HOUSEHOLD INCOME				
AVG HOUSEHOLD INCOME		\$107,860	\$109,115	\$103,462
MEDIAN HOUSEHOLD INCOME		\$80,594	\$76,254	\$74,446