

NEW LOWER RATE - FREE STANDING BUILDING WITH DRIVE THRU

4115 E. Colfax Ave., Denver, CO 80220



PROPERTY HIGHLIGHTS

- Divisible to fit tenant needs. Sample demising plans attached
- Existing drive through
- One block from National Jewish Hospital
- Corner lot
- High traffic corridor 450' from Colorado Blvd. on Colfax Ave.
- Significant daytime population with substantial medical, retail, and office activity
- Great visibility and exposure to Colfax Ave.
- High-income area
- Ideal for coffee shop, fast food and other restaurant concepts, retail, medical uses, or a bank
- Buildout dollars available to help with tenant finish

OFFERING SUMMARY

Lease Rate:	Contact Broker for lease rate
Building SF available up to:	3,496 SF
Lot Size:	39,693 SF
Surface Parking Spaces:	35

BUILDING IS DIVISIBLE IN VARIOUS CONFIGURATIONS

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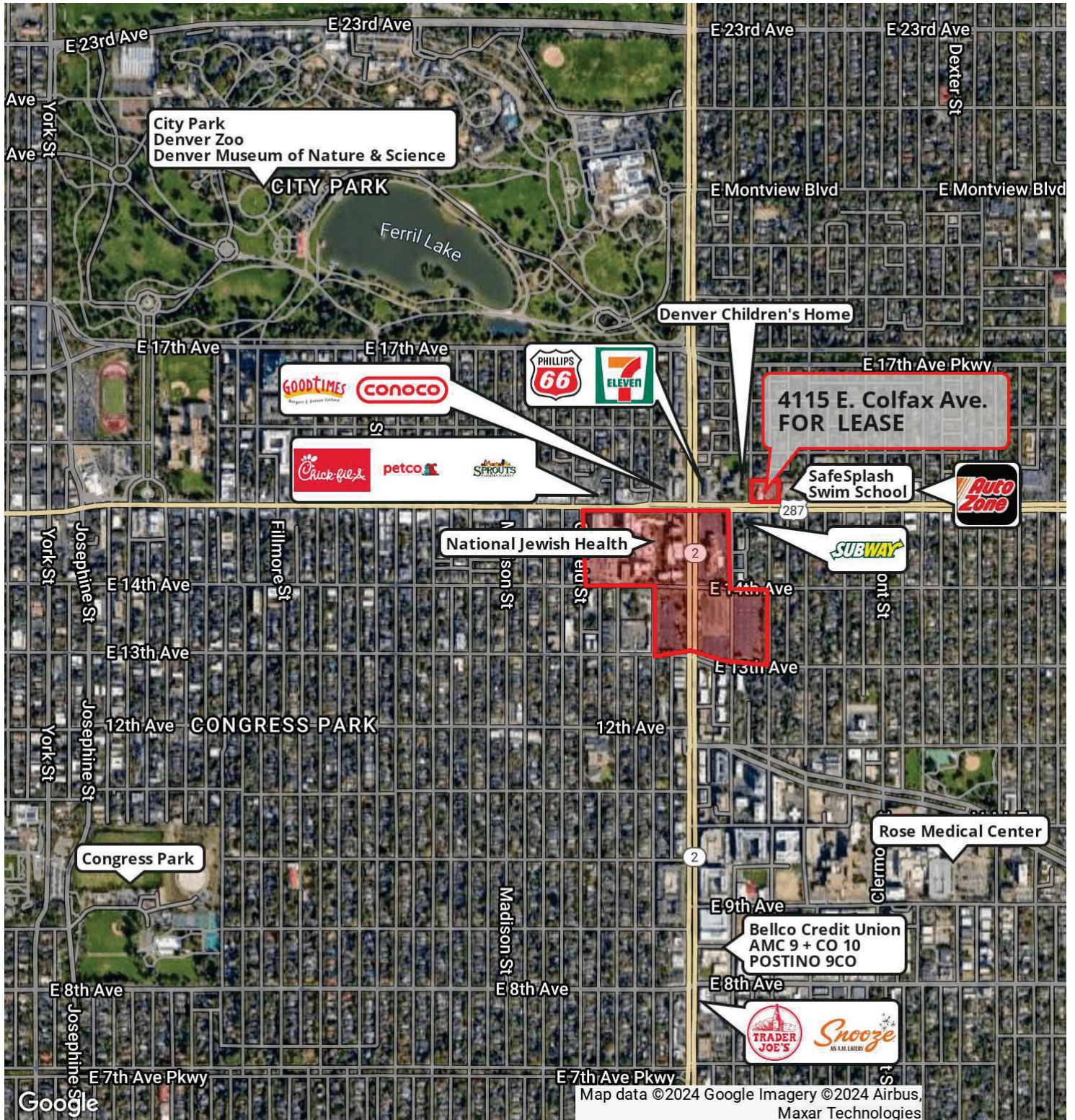
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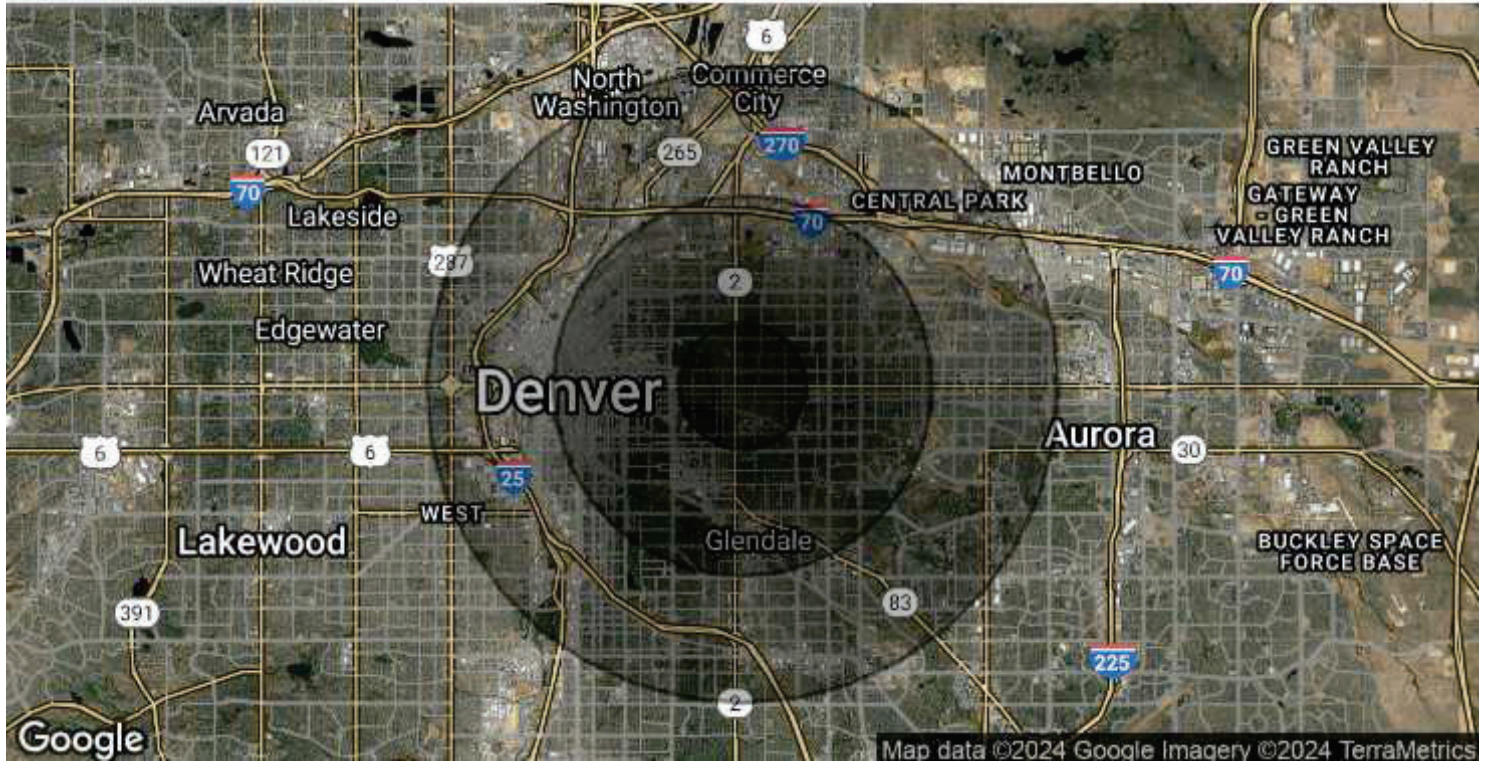
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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2023 Population	23,435	219,239	511,056
2028 Population Projection	22,914	218,339	514,110
2023 Households	12,546	113,185	238,972
Average Household Income	\$119,250	\$111,846	\$105,509
Businesses	1,983	20,913	39,977
Employees	14,125	207,145	400,147

TRAFFIC COUNTS

Colorado Blvd. N of E. Colfax Ave.	52,776/vpd
E. Colfax Ave. E of Albion St.	30,427/vpd

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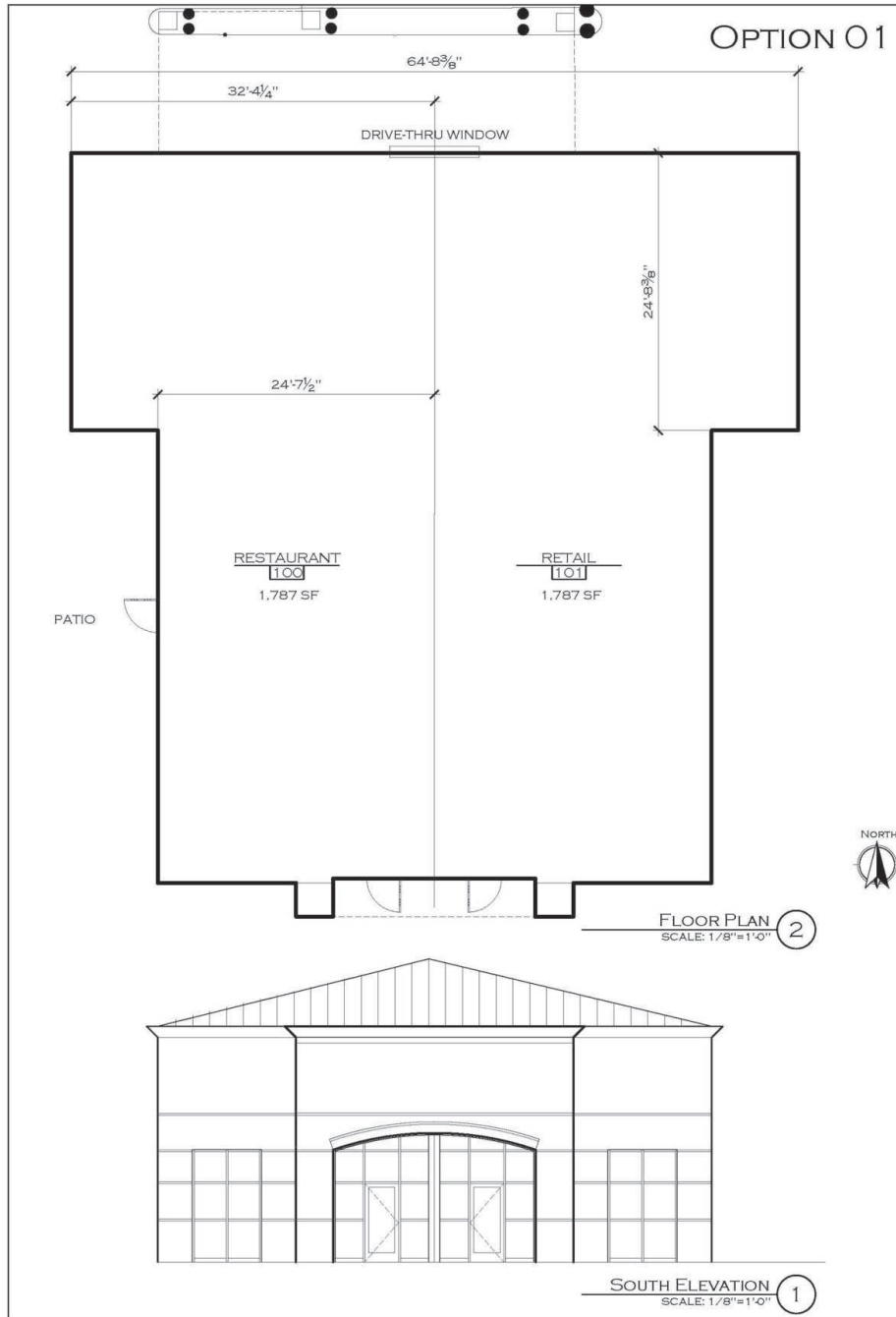
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4115 E. COLFAX
CONCEPT PLAN
DENVER, CO

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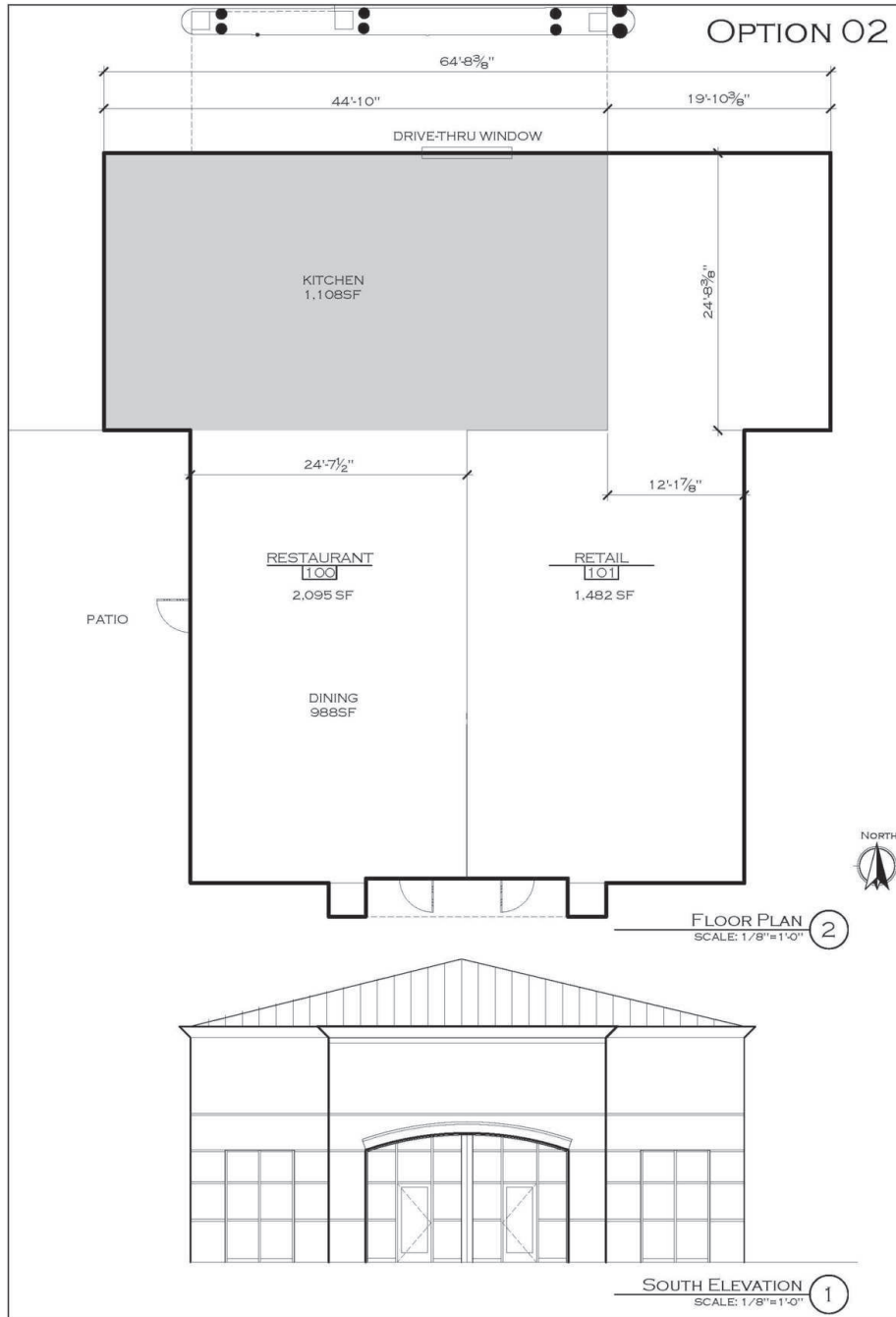
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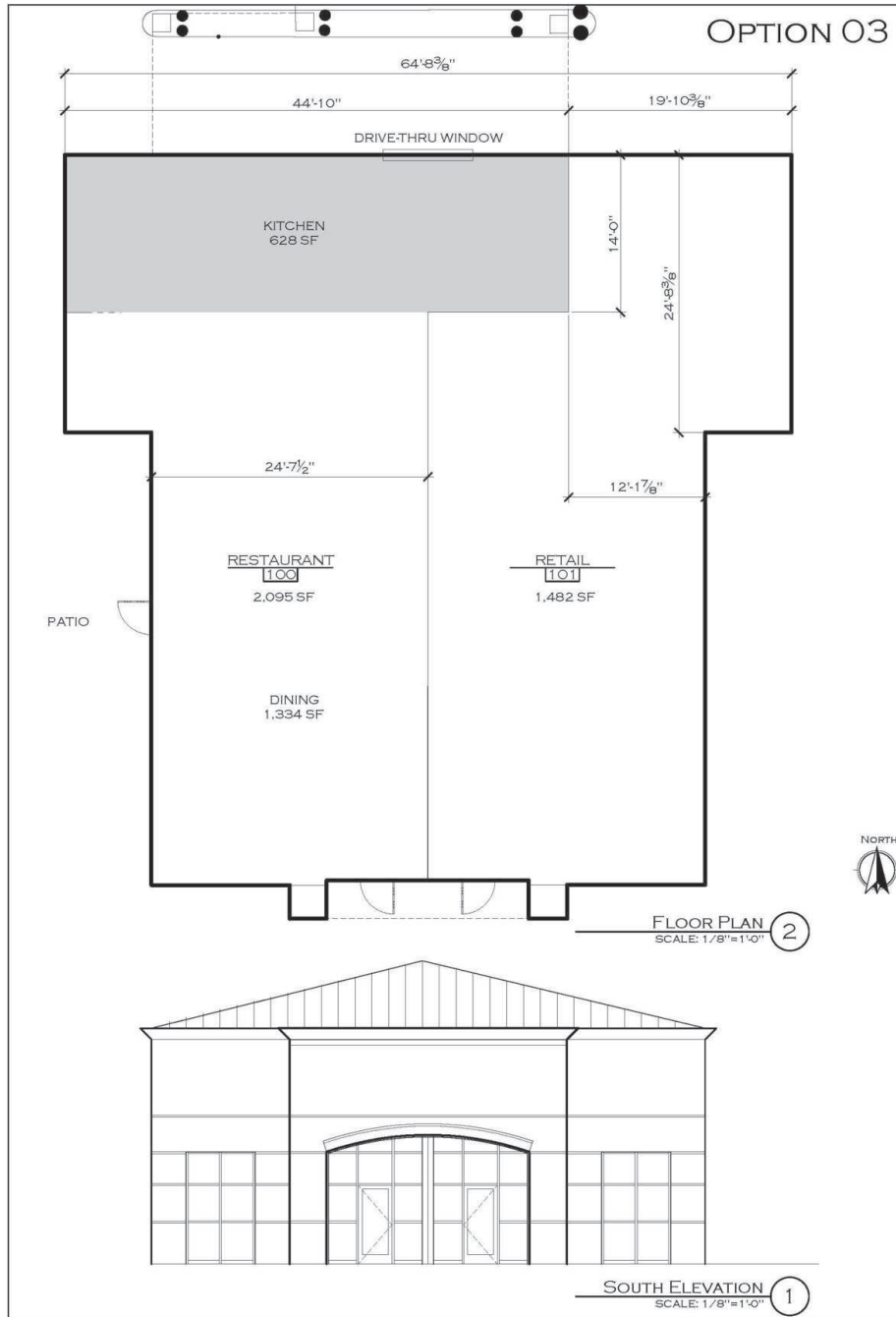
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