



Freestanding Retail / Office Building

7901 E Colfax Ave, Denver, CO 80220



For Sale: \$1,000,000

BUILDING OVERVIEW

PROPERTY HIGHLIGHTS

Building Size: 3,067± SF

YOC: 1983

Lot Size: 13,446± SF

Zoning: E-MS-3

Permitted Uses: Restaurant, Bar, Medical office, General Office, Day Care Center, Retail, Firearm Sales, Light Manufacturing

Taxes: \$14,076 (2025)

Parking: 16 Spaces

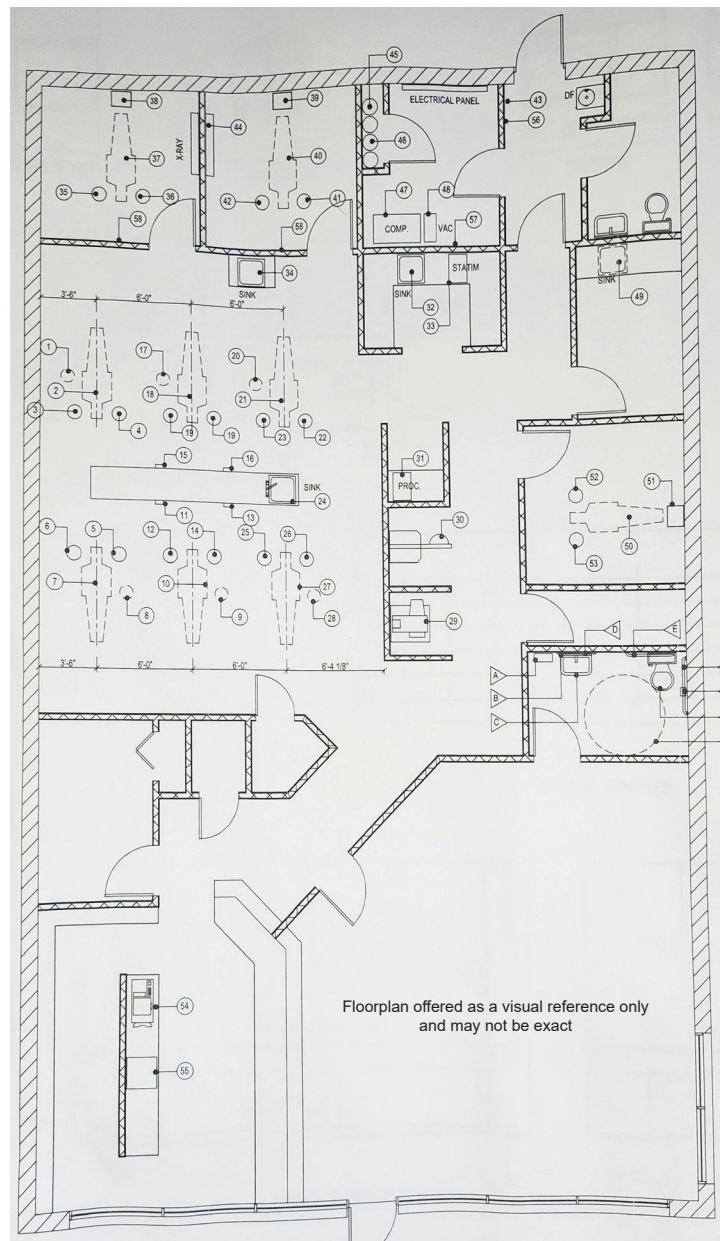
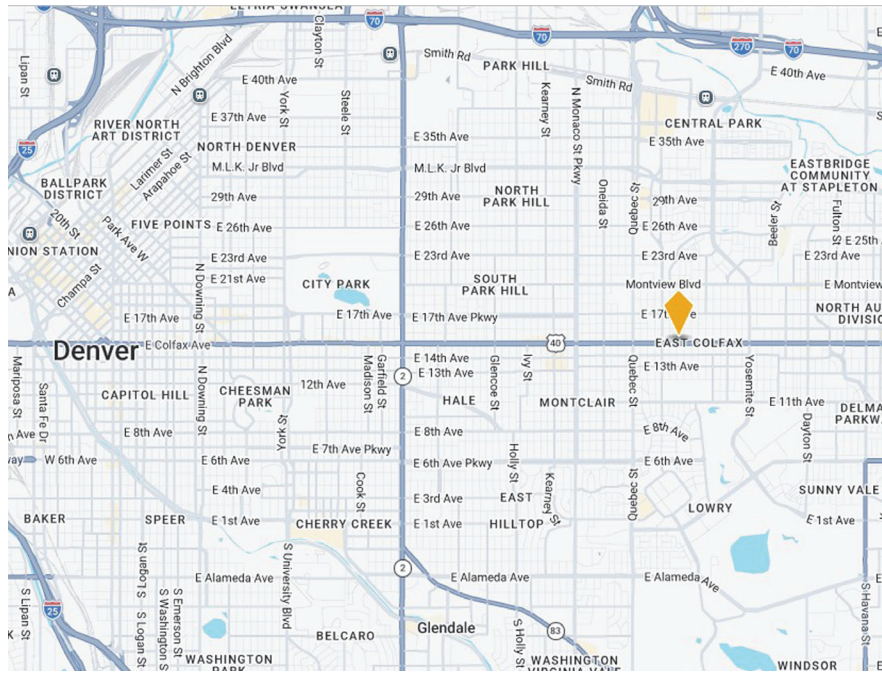
- Previously used as Dental Office
- Some Dental Infrastructure in Place
- Open Lobby / Reception Area
- 4 Offices
- Open Work Area Behind Lobby



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LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

5300 DTC Pkwy, #100 | Greenwood Village | CO | 80111 | FAX: 303-534-9021



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	25,106	177,184	1,368,262
Households	9,549	72,616	566,174
Median HH Income	\$86,446	\$91,124	\$90,001
Median Age	35.80	38.00	37.00
Traffic	31,331 vpd - I-70 @ Tamarac St.		

Source: CoStar

The information in this brochure was provided to Fuller Real Estate (FRE) by the owner of the property. FRE has not independently verified this information. Buyers have been advised by FRE to investigate the property including, without limitation, the physical condition of the property, access, availability of utility services, zoning, environmental risks, and soil conditions.