

FOR LEASE

# CIRCA WEST

4600 W. COLFAX AVE., DENVER CO 80204

RETAIL | 825 - 1,629 SQUARE FEET



## PROPERTY HIGHLIGHTS

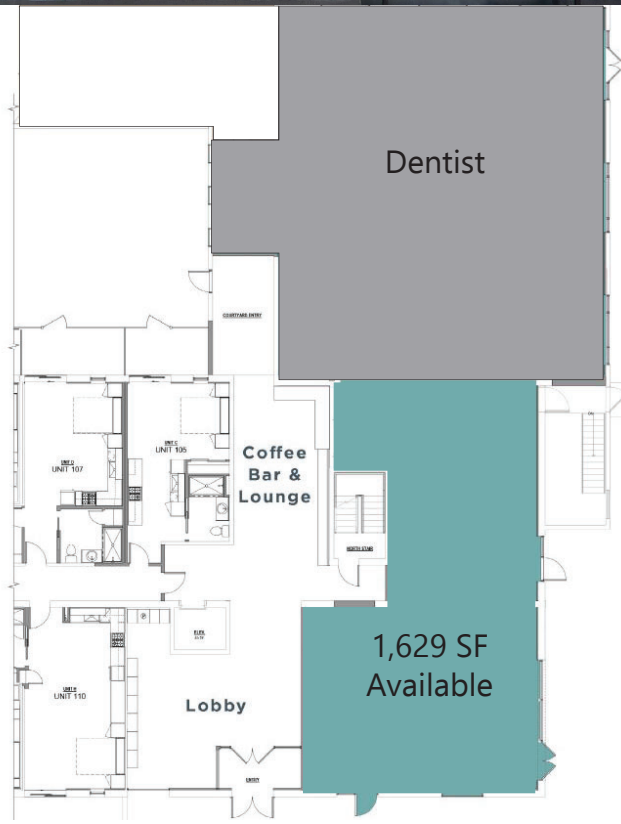
- Located Blocks from \$300 Million Sloan's Development/ Former St. Anthony's Hospital Site
- Units Available for Lease or for Sale
- New Construction Ready for Tenant Improvements
- Great Visibility and Access in High Traffic Area
- First Floor Retail With Residential Units Above

**TRAFFIC COUNTS:** 37,200 VPD - W. Colfax Avenue

## DEMOGRAPHICS (2021) 1 MILE 3 MILE 5 MILE

Est. Population	27,845	203,985	487,375
Avg. HH Income	\$64,770	\$92,423	\$91,141
Total Employees	4,509	156,070	358,343

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AXIO Commercial Real Estate represents that it has not made a physical inspection of the Property and has no actual knowledge of any defects in the Property except as identified in writing to the Buyer. The Buyer has been advised by Broker to make an investigation of the Property at its own expense, which investigation should include without limitation the availability of access, utility services, zoning, environmental risks, soil conditions, structural integrity and mechanical systems.