

8800 COLFAX

DENVER, CO 80220



Children's Hospital Colorado
284 Beds



UHealth
678 Beds



Hospital
182 Beds



RICO POLLO
RESTAURANT



ADVENTURE
DENTAL • VISION
ORTHODONTICS



Advance
Auto Parts



WELLS
FARGO



AutoZone

E. Colfax Ave (34,791 VPD)

1,800 SF
FREESTANDING
BUILDING FOR SALE



KINSEY & COMPANY
COMMERCIAL REAL ESTATE

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AVAILABILITY

Price: \$849,000

Building SF: 1,800 SF

Land Size: 0.40 acres

2025 Property Taxes Due in 2026: \$12,766.58



HIGHLIGHTS

- Freestanding building on 0.40 acres along E Colfax Ave
- Zoned E-MS-5 (Urban Edge Main Street — 5 Stories), allowing for many residential and retail / commercial uses.
- Two points of ingress and egress into the property
- Monument signage
- Dense population around the property
- The property is located in an Enterprise zone (learn more on page 4)

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SURROUNDED BY MAJOR REDEVELOPMENT PROJECTS

DOWNTOWN DENVER



Valor on the Fax
72 Apartment Units
Built in 2023

Former Motel Conversion
31 Apartments
Opening in 2026

Branding Iron
33 Apartment Units
Renovated in 2022

The Rose on Colfax
82 Apartment Units
Built in 2023



E. Colfax Ave (34,791 VPD)



ZONING: E-MS-5 — Urban Edge Main Street City & County of Denver, Colorado

EXCEPTIONAL MIXED-USE ZONING IN THE HEART OF DENVER

This property is zoned **E-MS-5 (Urban Edge Main Street, 5 Stories)** — one of Denver’s most versatile and development-friendly designations. Designed for vibrant, walkable commercial corridors, this zoning unlocks a wide range of uses and significant building potential, making it an outstanding opportunity for investors, developers, and owner-occupants alike.

PERMITTED USES INCLUDE:

RETAIL & COMMERCIAL

- Retail shops and boutiques
- Restaurants, cafés, bars, and brew pubs
- Personal services (salons, spas, dry cleaning, etc.)
- Financial services and banks
- Hotels and short-term lodging

OFFICE & PROFESSIONAL

- Professional and business offices
- Medical and dental clinics
- Art studios and creative spaces
- Live-work units

RESIDENTIAL

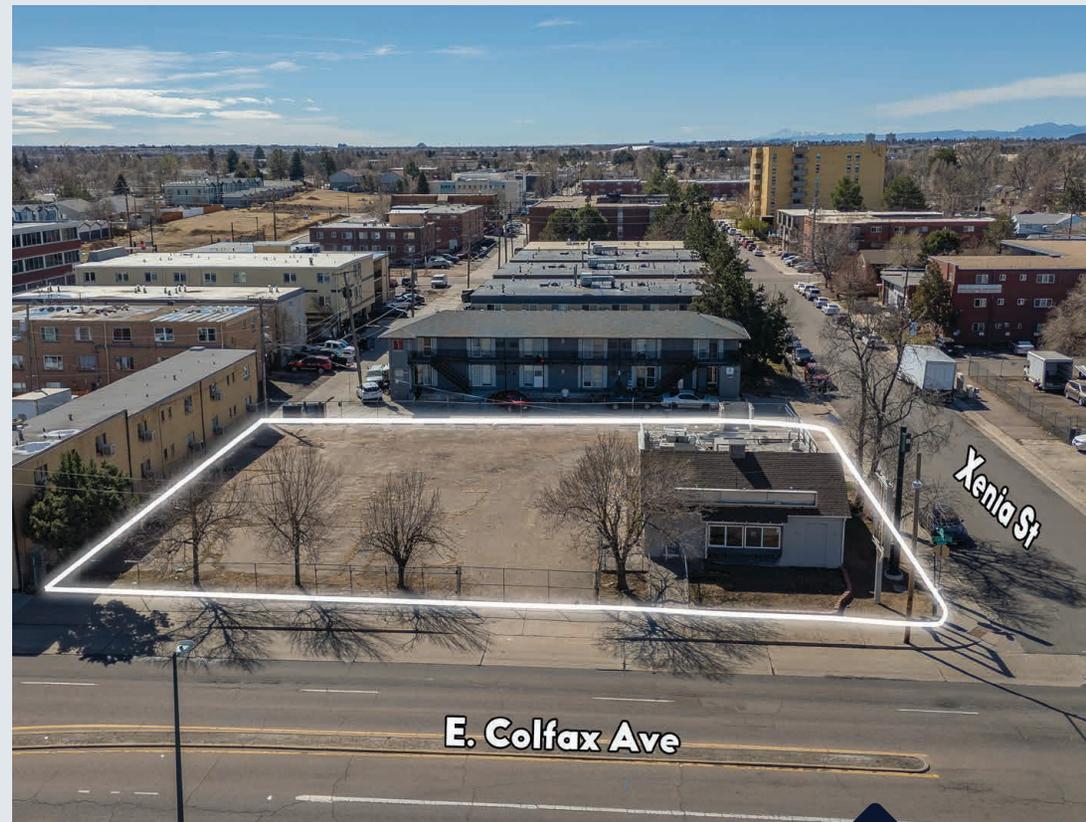
- Multi-unit residential / apartments
- Row houses and urban townhomes
- Single-unit dwellings
- Mixed-use residential above ground-floor commercial

CIVIC & COMMUNITY

- Child care centers
- Religious assembly
- Schools and educational facilities
- Community and recreation centers

BY-RIGHT DEVELOPMENT POTENTIAL

Up to 5 stories of mixed-use development allowed by right — no special variance required. Buildings are designed for active, pedestrian-oriented street frontages with minimal front setbacks, maximizing usable square footage and street presence.



Enterprise Zone Investment Incentives

A COMPELLING ADVANTAGE FOR BUYERS



This property is located within the **Denver Enterprise Zone** — a state-designated area that unlocks a powerful suite of Colorado state tax credits for qualifying businesses, designed to reduce the cost of investment and reward business growth.



Vacant Commercial Building Rehabilitation Tax Credit

Buyers investing in building rehabilitation may qualify for a state income tax credit equal to 25% of eligible rehabilitation costs, up to \$50,000 in credits on \$200,000 or more in qualifying expenditures.



Investment Tax Credit

Businesses investing in personal property — equipment, machinery, and qualifying business assets — can earn a state income tax credit of 3% of that investment.



New Employee Tax Credit

Buyers who grow their workforce at this location can earn \$1,100 or more per net new employee — a meaningful reward as your business scales.



Employer Health Insurance Tax Credit

For the first two years in the zone, earn an additional \$1,000 per net new insured employee under a qualifying employer-sponsored health plan.



Job Training Tax Credit

Invest in your workforce and claim a tax credit equal to 12% of eligible job-training costs for employees working within the zone.



Research & Development Tax Credit

R&D-focused businesses can earn a 3% state income tax credit on the annual increase in qualifying R&D expenditures.



Sales & Use Tax Exemption

Enjoy an expanded exemption on purchases of manufacturing and mining equipment, including non-capitalized tools and parts.

Eligibility requirements apply. Buyers should consult a qualified tax advisor. Pre-certification through the OEDIT portal is required prior to undertaking qualifying activities.

Learn More: oedit.colorado.gov/enterprise-zone-program

Community College of Denver

STANLEY MARKETPLACE



William Roberts Elementary School

Demographics

	1 Mile	3 Miles	5 Miles
POPULATION	27,457	175,290	468,766
AVERAGE HOUSEHOLD INCOME	\$97,337	\$120,041	\$117,217
DAYTIME POPULATION	5,558	77,289	251,918

Source: CoStar

ILLEGAL PETES

Quebec St



The Rose on Colfax
82 Apartment Units
Built in 2023

Dayton St



Colfax Ave

Valor on the Fax
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8800 COLFAX

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Aurora West College Preparatory School



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Disclaimer: The Interested Party acknowledges that any documents or information ("Materials") received from the Property Owner are provided solely for reference and review. The Property Owner makes no representations, expressed or implied, regarding the accuracy or completeness of these Materials. The Interested Party assumes full responsibility for evaluating all provided documents, which may include maps, schematics, and other property-related data. This includes, but is not limited to: (i) the structural integrity, condition, and features of the Property, including roofing, foundation, utilities, and landscaping; (ii) soil composition, geological factors, and groundwater conditions; (iii) the availability and adequacy of utility services; (iv) zoning, land use regulations, and development feasibility; (v) legal restrictions affecting the Property; (vi) adherence to applicable laws, codes, and regulations; (vii) potential environmental hazards on or near the premises; (viii) the quality of workmanship and materials in any existing structures; and (ix) the status of the Property's title. The Property Owner is not responsible for any conclusions drawn by the Interested Party based on these Materials. It is the sole duty of the Interested Party to conduct independent due diligence before finalizing any transaction. All documents are provided without warranty, and the Interested Party waives any claims against the Listing Agent and Property Owner regarding the accuracy or reliability of the information furnished.