

3519 WEST COLFAX, DENVER, CO 80204

1,200 +/- SF RETAIL



Highlights:

- High visibility location on Colfax
- Private dedicated Parking
- Surrounded by new multi-family
- Average Age 34.3 / Med. Inc. \$61K

FOR LEASE BY OWNER

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Colorado Real Estate Broker

TEXT IS BEST!!

Sloan's Lake Retail – On Colfax!

CENTER DESCRIPTION: Small three-unit retail with dedicated parking, on North (Sloan's Lake) side of Colfax. About 4 blocks from Knox Light rail station and 3 blocks from Sloan's Lake in rapidly upcoming neighborhood, surrounded by new multi-family developments.

SUITE DESCRIPTION: 1,200 SF +/- retail. Ready for your tenant finish! \$3,500 / Month – gross lease. No CAMS, no BS! Great location for hair salon, dog grooming, nail salon, or other small, service-based retail. Adjacent suite is busy Coin-Operated Laundry and Drop-Off Laundry.

COMMUNITY: Located approximately 6 blocks West of Federal and three blocks south of the East end of Sloan's Lake in an area that is experiencing rapid and explosive growth. Several new retail businesses in immediate area: Alamo Drafthouse, Little Man Ice Cream, breweries, coffee shops, and much, much more. Too many new multi-family properties to count. The time is now to lock in attractive lease rates!

