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COLORADO BLVD.
DENVER, CO 80205

FOR SALE



SALE PRICE: \$295,000

Freestanding Retail/Office Opportunity | Denver, CO

Property Overview

- 1,186 SF freestanding retail/office building – efficient footprint ideal for owner-user or boutique investor
- Basement and detached garage provide additional storage space
- Prominent frontage along Colorado Boulevard – one of Denver’s primary north/south arterials
- Exceptional visibility and exposure to consistent daily traffic counts
- Central Denver location with immediate access to I-70, I-270, and Downtown
- Surrounded by dense residential neighborhoods and established retail amenities driving built-in consumer traffic

Property Facts

| | |
|-----------------------|------------|
| Building Size | 1,186 SF |
| Lot Size | 5,360 SF |
| Zoning | E-CC-3X |
| Property Taxes | \$7,628.28 |
| Year Built | 1940 |



Photos



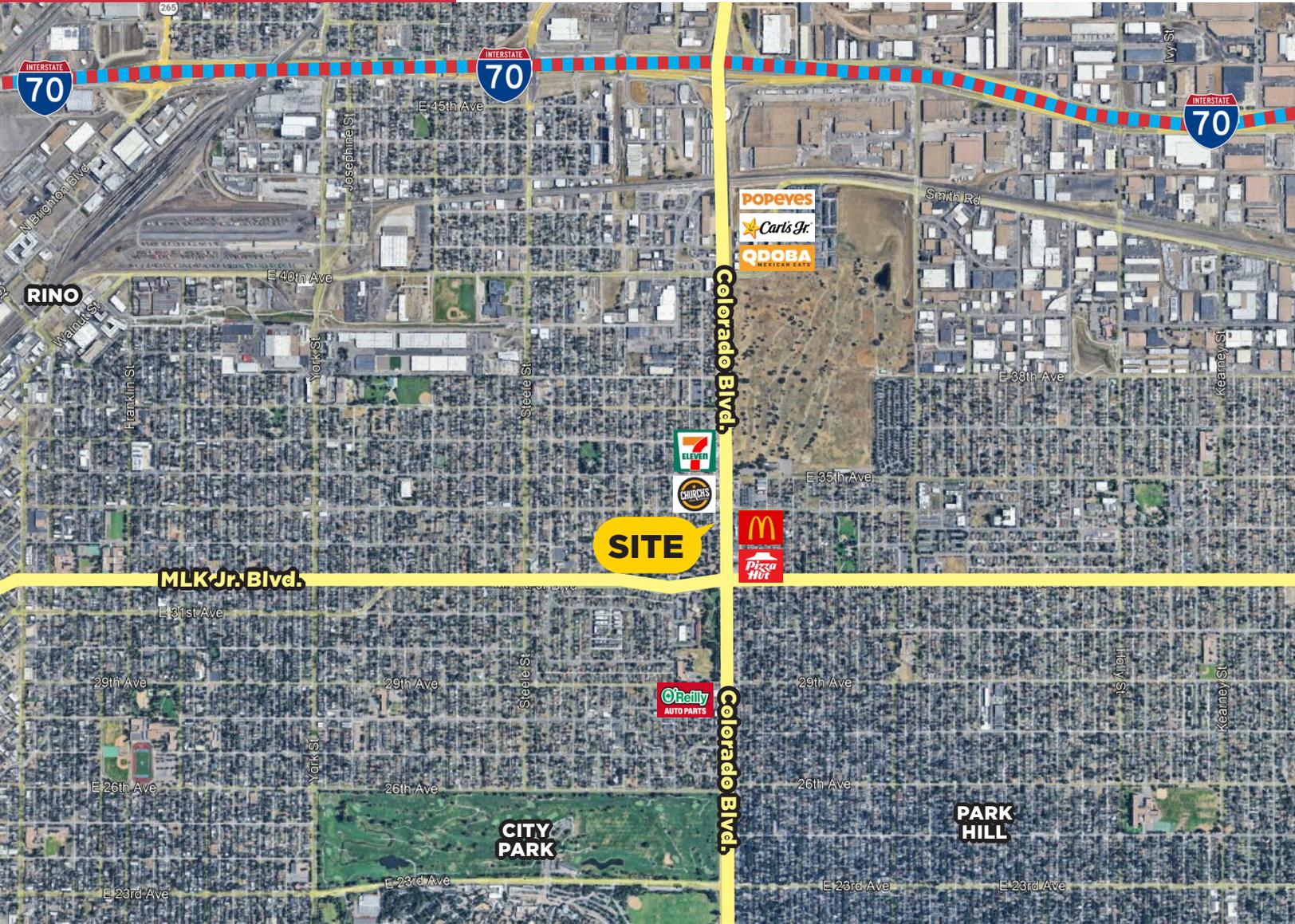
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| DEMOGRAPHICS | 1 MI | 3 MI | 5 MI |
|-----------------------|-------------|-------------|-------------|
| POPULATION | 16,483 | 160,888 | 418,970 |
| MEDIAN AGE | 37.4 | 36.4 | 36.1 |
| AVG HH INCOME | \$108,488 | \$112,838 | \$115,114 |
| AVG HOME VALUE | \$645,276 | \$673,765 | \$671,695 |