

1915

E. COLFAX

Denver, CO 80206

FOR SALE OR LEASE

SALE PRICE: \$1,795,000
LEASE RATE: CONTACT BROKER



OFFICE / RETAIL OWNER-USER, LEASE, OR REDEVELOPMENT OPPORTUNITY | EAST COLFAX

1915 E Colfax is a rare owner-user, leasing, investment, or future redevelopment opportunity located on the hard corner of the signalized intersection of High Street and East Colfax Avenue. The property sits on a 21,670 SF lot and includes two buildings: a 10,704 SF two-story building primarily built out as office space with potential ground-floor retail use, and a separate 928 SF building leased to a phone store, providing supplemental income.

The main building is available for lease from 5,352-9,104 SF, with the remaining approximately 1,600 SF on the second floor occupied by an existing short-term tenant. The overall property is also offered for sale for an owner-user or investor. With 23 surface parking spaces, strong visibility along East Colfax, in-place income, flexible office/retail functionality, and C-MS-5 zoning supporting long-term redevelopment potential, the property presents a compelling opportunity in one of Denver's most active urban corridors.

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Property Facts

Building Size: 11,632 SF
1915 E Colfax: 10,704 SF
1919 E Colfax: 928 SF
Lot Size: 21,670 SF
Year Built: 1964
Property Taxes: \$53,036.58
Zoning: C-MS-5
Parking: 23 Off-Street Spaces

Sale Price

\$1,795,000

Price/SF Bldg

\$154.32/SF

Price/SF Land

\$82.83/SF

Lease Availability

5,352-9,104 SF

Lease Rate

Contact Broker



Investment Highlights

11,632 SF Multi-Building Office / Retail Opportunity on East Colfax

This highly visible urban asset offers a rare owner-user, lease, investment, or future redevelopment opportunity along one of Denver's most recognizable commercial corridors. Located on the hard corner of the signalized intersection of High Street and East Colfax Avenue, the property includes a 10,704 SF two-story main building with flexible office space and potential ground-floor retail use, plus a separate 928 SF building leased to a phone store for supplemental income.

Strong Owner-User, Lease, or Value-Add Opportunity

The combination of scale, parking, hard-corner visibility, existing income, lease flexibility, and redevelopment upside creates a compelling opportunity for an owner-user, investor, tenant, or redeveloper seeking a well-located Denver property with multiple paths forward.

For Sale or Lease

The main building is available for lease from 5,352–9,104 SF, with the remaining approximately 1,600 SF on the second floor occupied by an existing short-term tenant. The property is also offered for sale, making it an ideal opportunity for an owner-user or investor seeking a prominent East Colfax location with in-place income and future flexibility.

Hard Corner Visibility Along East Colfax

Positioned at the signalized intersection of High Street and East Colfax Avenue, the property benefits from exceptional street presence, signage potential, and consistent vehicle exposure along one of Denver's most established urban corridors.

Rare Off-Street Parking

The property includes 23 surface parking spaces — a valuable amenity for office, retail, medical, service, or owner-user operations in a dense urban location.

In-Place Income from Existing Tenants

The property benefits from income from a separate 928 SF building leased to a phone store, along with a short-term second-floor tenant occupying approximately 1,600 SF in the main building.

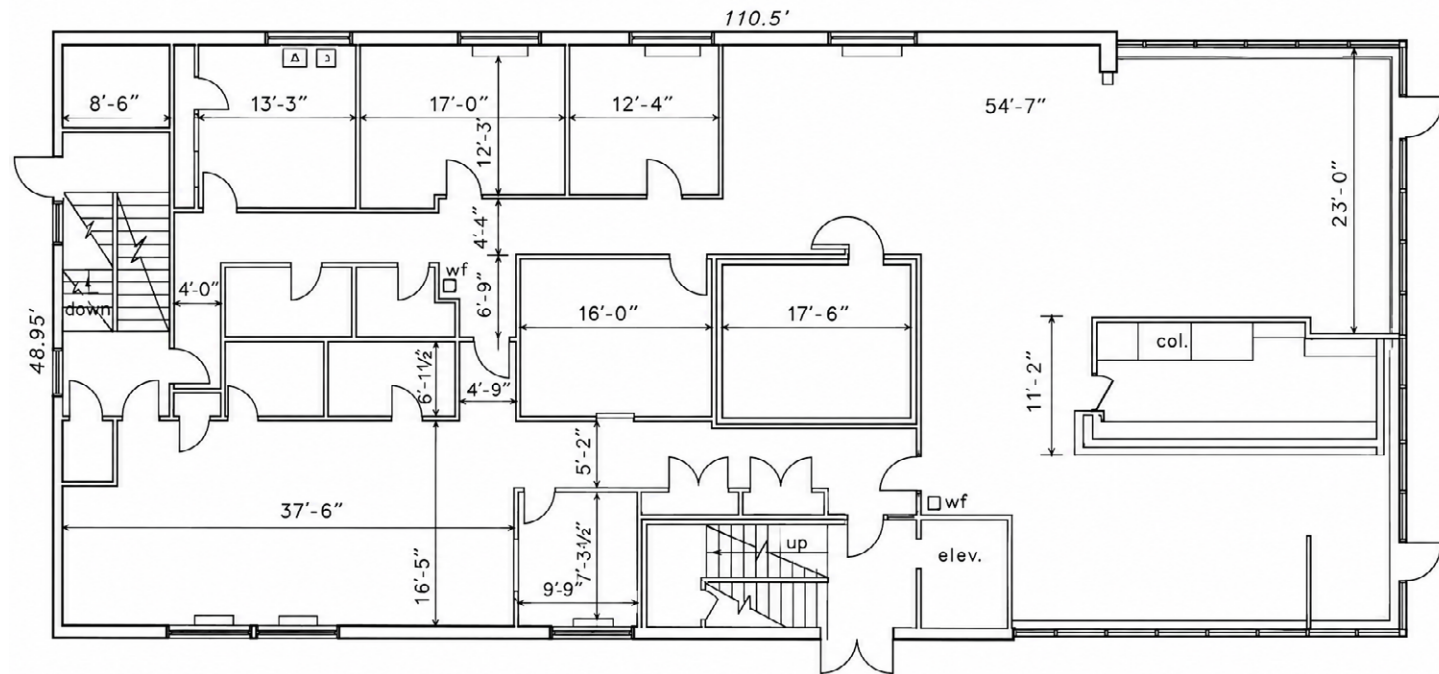
Flexible Office / Retail Configuration

The 10,704 SF main building is currently built out primarily as office space, with the potential for ground-floor retail or service-oriented use. The layout allows for owner-user occupancy, multi-tenant flexibility, or phased occupancy over time, and the building includes an elevator providing access between floors.

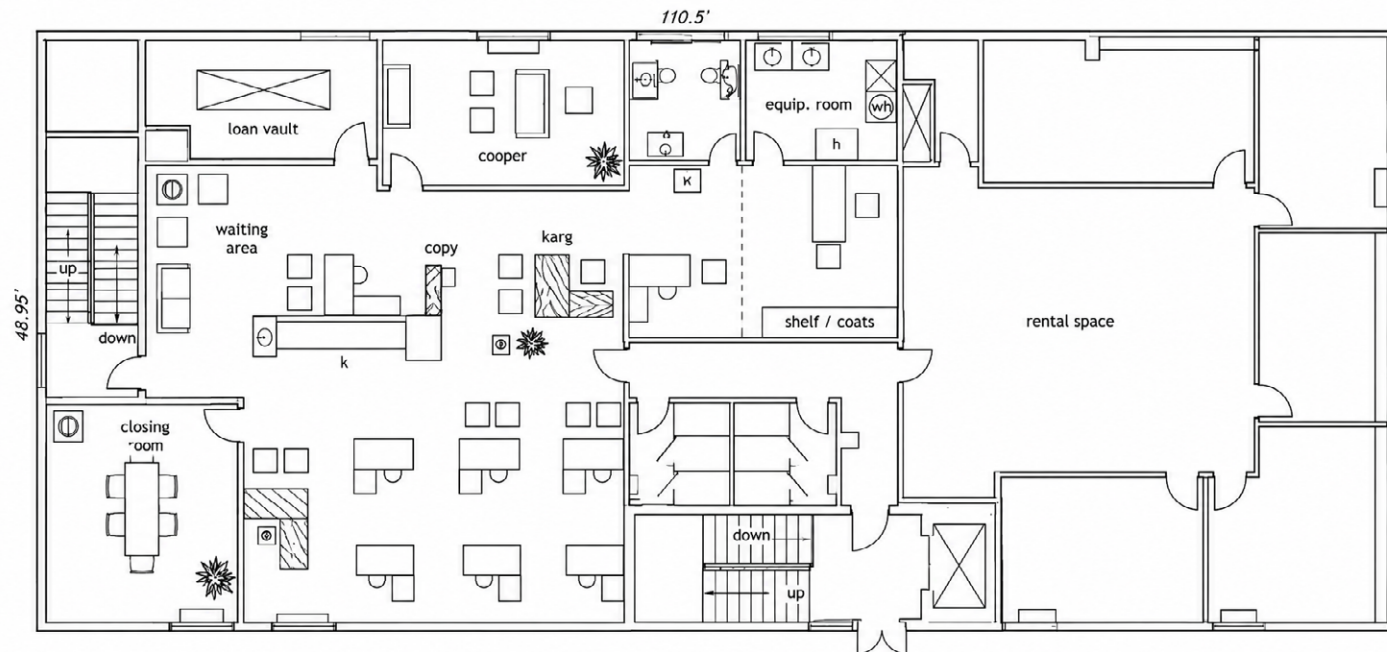
Future Redevelopment Opportunity

Situated on a 21,670 SF lot with C-MS-5 zoning, the property also offers long-term redevelopment potential along the evolving E. Colfax corridor.

First Floor



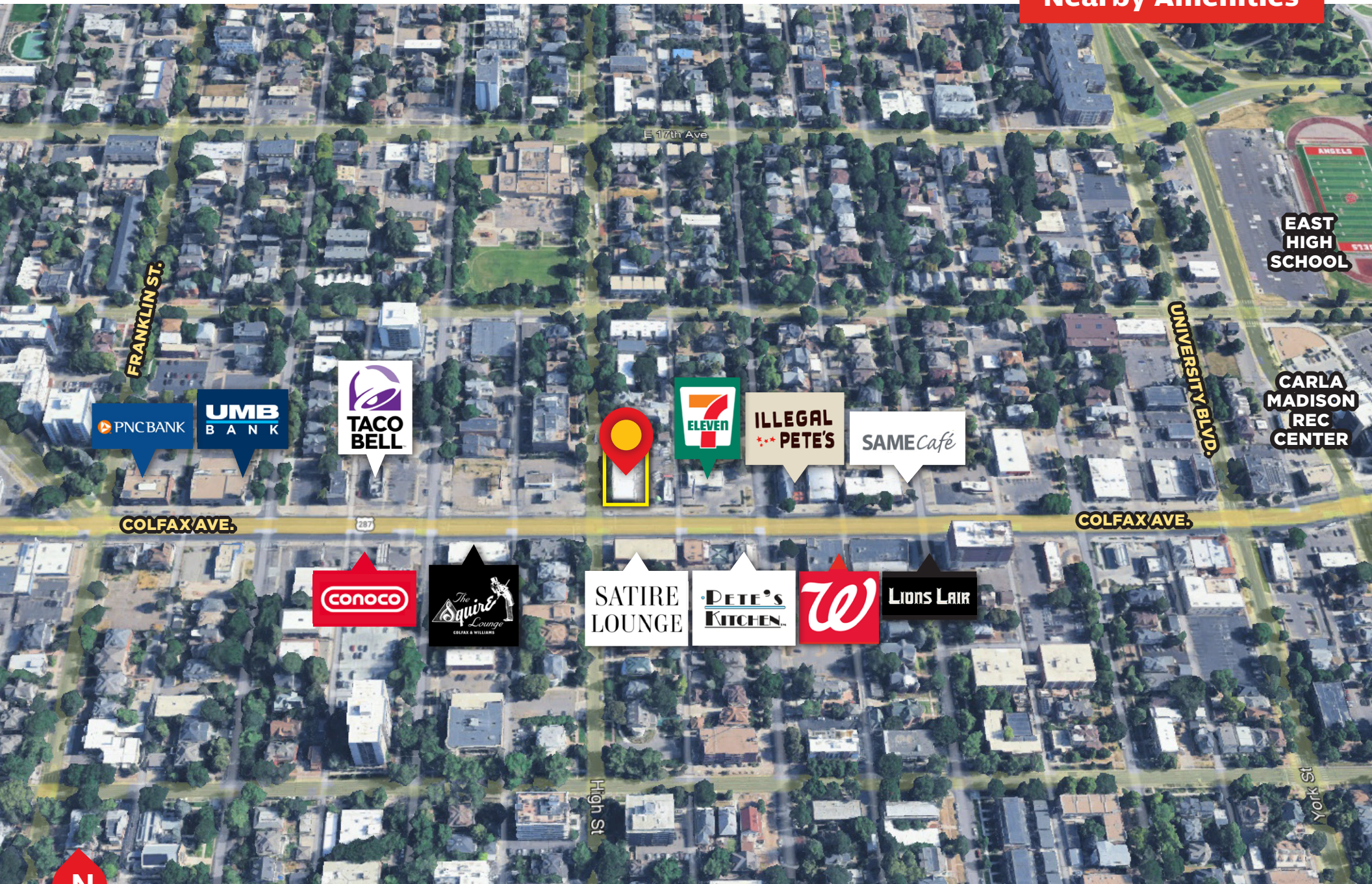
Second Floor



Photos

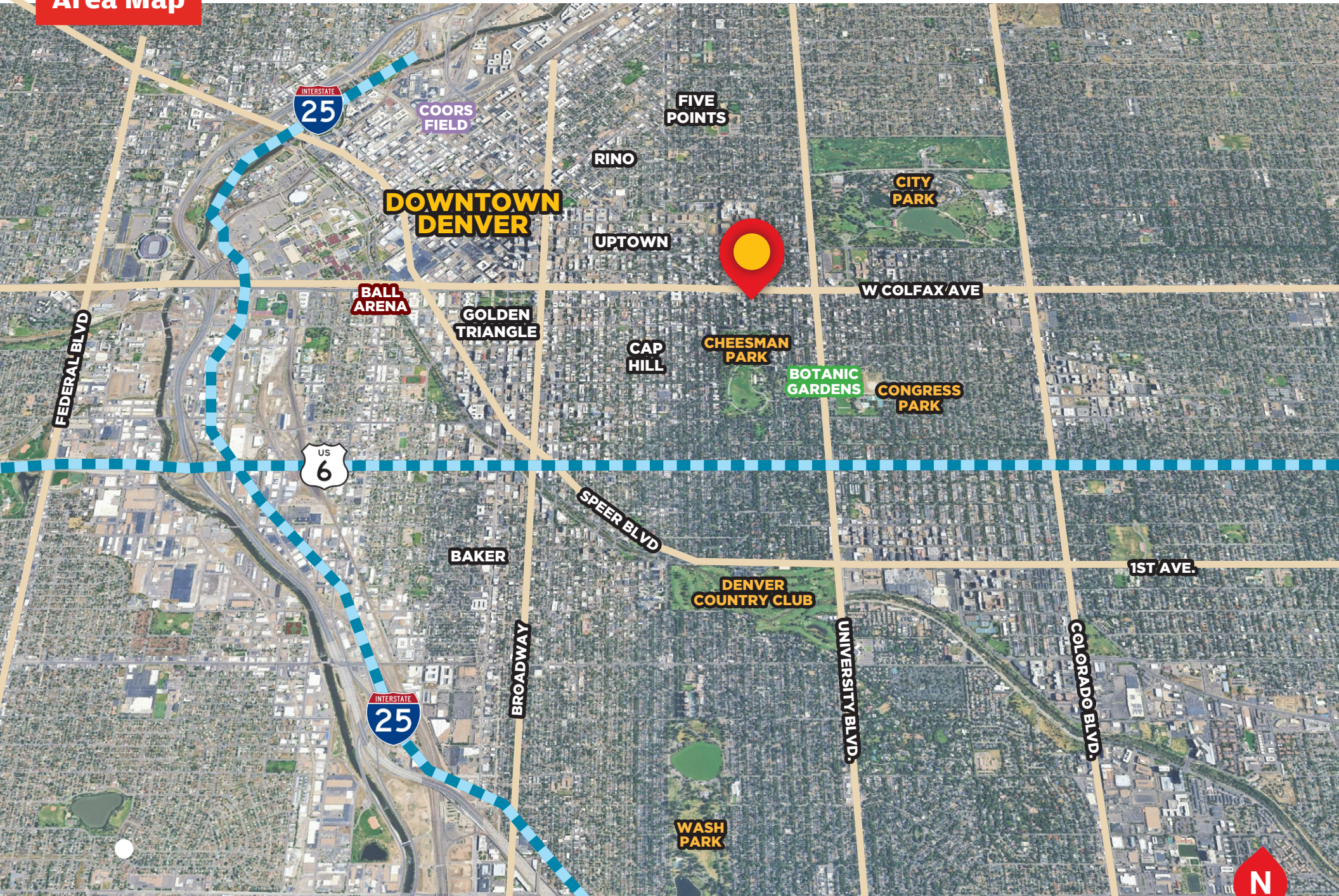


Nearby Amenities



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Area Map



Denver, CO

A Premier Location for Business Growth and Talent Attraction

Denver offers the scale of a major U.S. metro with the agility, talent depth, and lifestyle advantages that modern organizations seek. As the economic hub of the Rocky Mountain region, Denver consistently attracts companies, workers, and capital from across the country.



- **Highly-educated workforce:** Excellent for recruiting talent, especially for tech, professional services, research & development. (denver.org)
- **Growing population:** Solid customer base, expanding labor force, continued growth via migration. (denver.org)
- **Quality of life:** Attractive climate, outdoor lifestyle (hiking / skiing / trails), cultural amenities (arts, entertainment, food & drink) — useful for attracting and retaining employees. (denver.org)
- **Infrastructure & connectivity:** Denver is a regional hub for transportation, also investment in amenities: parks, arts, events, sports venues. (denver.gov)
- **Cost competitiveness:** While not the lowest-cost city, Denver often ranks favorably compared to many large metros in cost studies (e.g. for business travel, living). (denver.org)
- **Industry diversity:** Strong presence in tech, aerospace, healthcare, business services, hospitality/ tourism, and more. (denver.org)

Demographics

	1 MI	3 MI	5 MI
2026 Population	25,992	126,930	243,659
2031 Population (Est.)	26,526	131,035	250,728
Average Household Income	\$116,246	\$137,083	\$131,137
Total Consumer Spending	\$775.3M	\$4.3B	\$8.2B
Daytime Employees	24,530	248,983	391,991

The information contained herein does not purport to provide a complete or fully accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective buyers may need or desire. All financial projections are based on assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and Broker and, therefore, are subject to material variation. This Marketing Package does not constitute an indication that there has been any change in the business or affairs of the Property or the Owner since the date of preparation of the information herein. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective buyers.

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