



2,175 SF AVAILABLE

Drive-Thru Restaurant For Lease

5454 E COLFAX AVE • DENVER, CO 80220





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Property Overview

- Drive-Thru Restaurant Building For Lease
- Located at lighted intersection on Colfax Ave
- Area Retailers Include: Starbucks, Taco Bell, Circle K, King Soopers, Safeway and Walgreens
- TENANT CURRENTLY OPERATING: DO NOT DISTURB

SIZE
2,175 SF

ASKING RENT
\$150,000

NNN
ABSOLUTE

Demographics	1 MILE	3 MILE	5 MILE
Residential Population	21,919	187,587	493,498
Avg. HH Income	\$128,808	\$118,584	\$109,805
Employees	13,460	119,855	417,545

Year: 2023 | Source: CoStar

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