



E. Colfax Retail / Restaurant Lease

5126 E. Colfax Ave., Denver, CO 80220



PROPERTY INFORMATION

Building SF:	2,070± SF
Patio SF:	1,023± SF
Basement SF:	1,012± SF
Storage Bldg:	736± SF
YOC:	1940
Parking Spaces:	13
NNN's:	\$7/SF on 2,070 SF

PROPERTY NARRATIVE

This property is located at the SWC of Colfax Ave and Forest St, just 7/10ths of a mile east of Colorado Blvd. The property was most recently a bar (liquor license is transferrable) with 2,070 SF of indoor space, 1,023 SF fenced, outdoor patio, 1,012 SF of basement storage space and 736 SF of additional auxiliary/storage space across the outdoor patio area. Base rent starts at \$3,700/month plus NNN expenses of \$1,208/month. NNN's are calculated on the main floor space only.

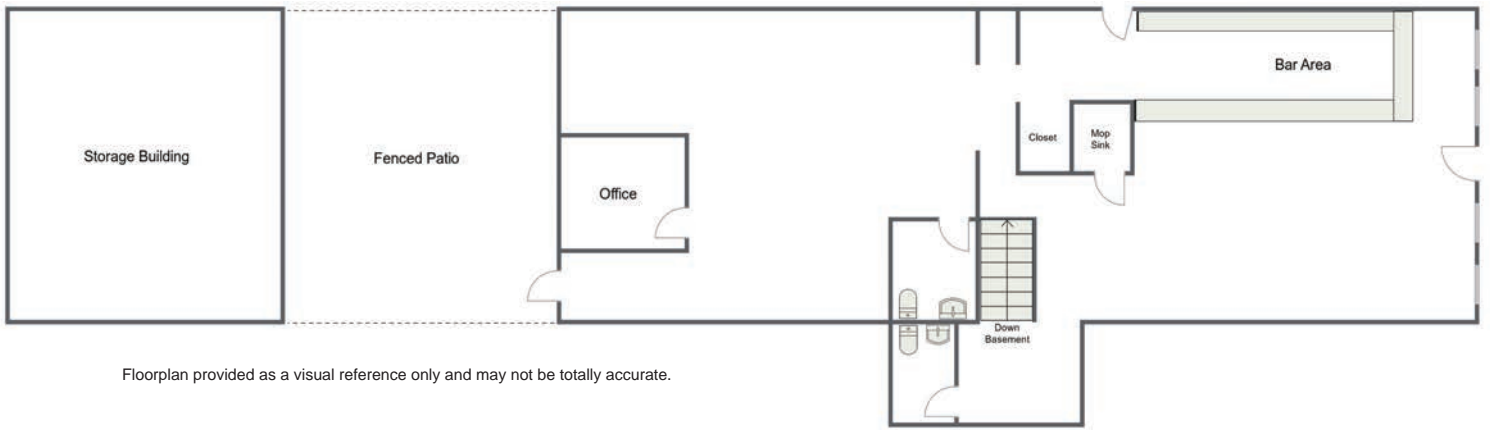
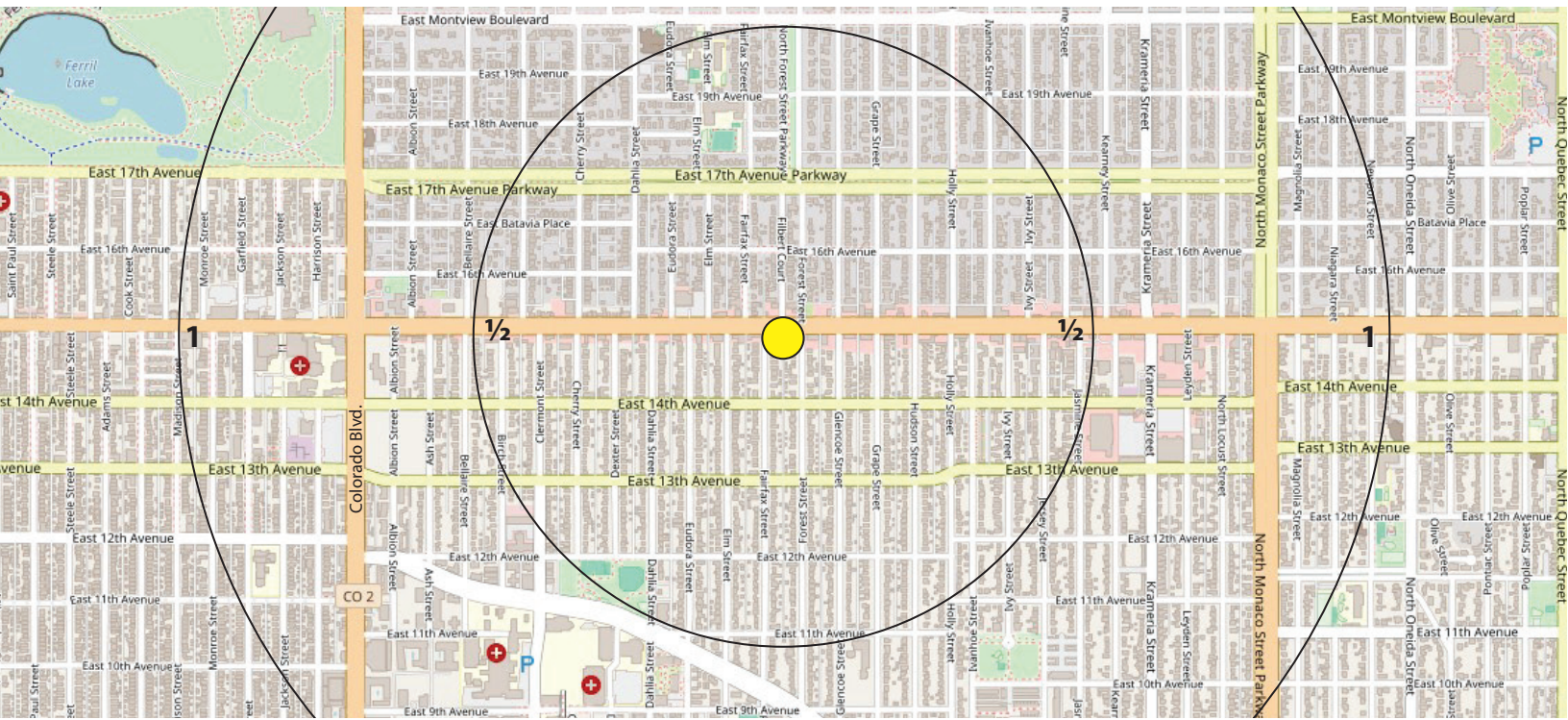
For Lease: \$3,700/month NNN



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**Brokerage Disclosure
 to Tenant**

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Floorplan provided as a visual reference only and may not be totally accurate.



View of E. Colfax Ave. looking West.

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	23,312	199,453	494,060
Households	11,012	96,000	232,431
Median HH Income	\$98,814	\$85,901	\$80,305
Median Age	39.50	37.40	36.20
Traffic	27,257 vpd - E. Colfax Ave. @ Filbert Ct.		

Source: CoStar