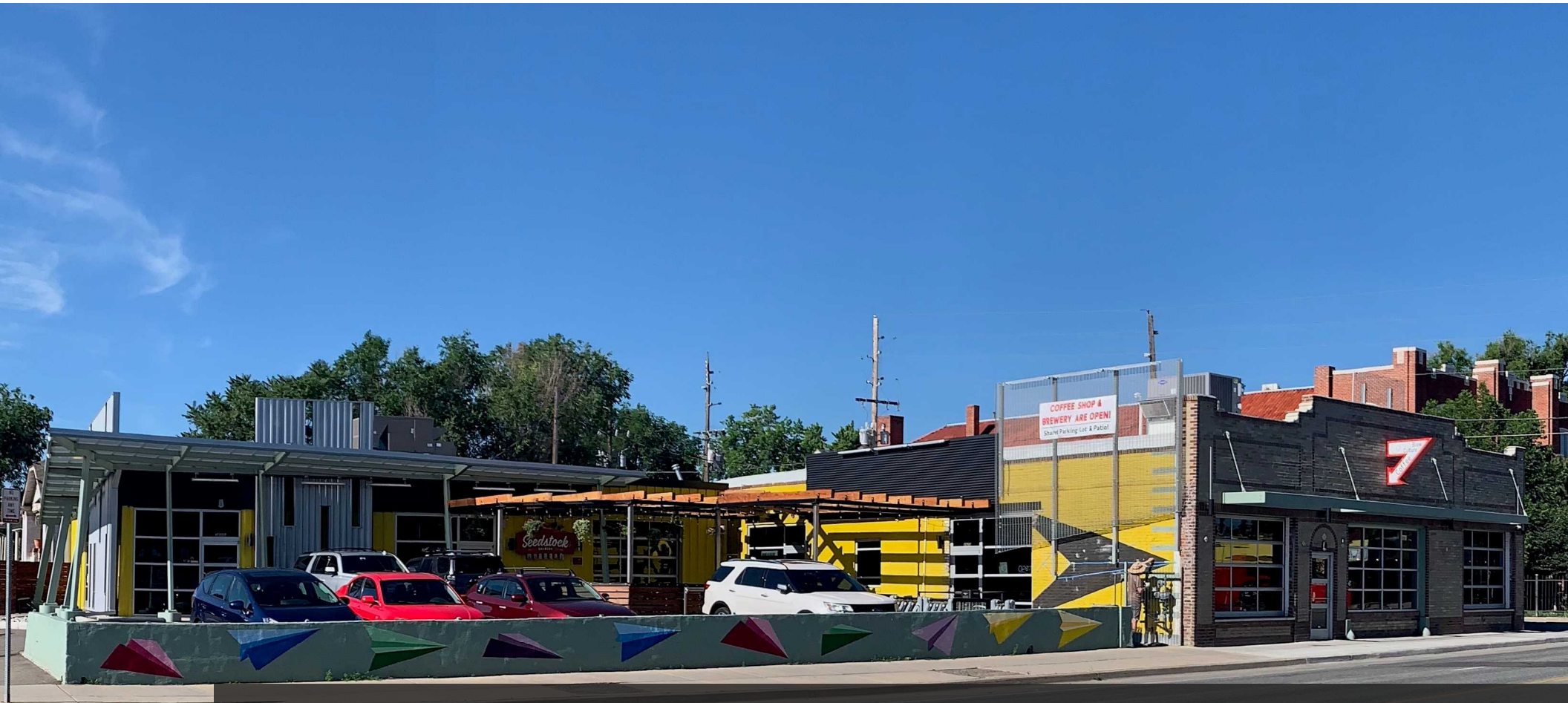


RETAIL FOR LEASE

3610 WEST COLFAX LEASING

1,500 TO 3,350 SF AVAILABLE FOR LEASE



FOR LEASE

KW COMMERCIAL | URBAN ELITE

3550 W 38th Ave #20
Denver, CO 80211



Each Office Independently Owned and Operated

PRESENTED BY:

WIN KING

Director

O: (303) 376-6333

C: (303) 877-5889

kingcommercialre@gmail.com

IA40013472, Colorado

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

EXECUTIVE SUMMARY

3610 WEST COLFAX AVE



OFFERING SUMMARY

AVAILABLE SF:	3,350 SF Divisible to 1,500 SF
LEASE RATE:	\$22.00 to \$26.00 NNN
LEASE TERM:	5 to 10 Years Preferred
YEAR BUILT:	1927
RENOVATED:	2018
ADA BATHROOMS	2
HVAC:	10 Ton
PARKING:	8 Shared Spaces with 2 Motorcycle
PARKING RATIO:	1:1000
ZONING:	U-MS-3

AVAILABLE SPACE OVERVIEW

Interior corner unit available in popular neighborhood center anchored by Seedstock Brewery and Brew Culture Coffee.

Individual street address with welcoming glass storefront facing east with access from the Patio. Exposed wood barreled roof reaching up from 12'6" to 19'6" with floor to truss height at 10'. Skylight and windows adds lots of natural light .

Open floor plan. Warm shell condition, two ADA bathrooms, 200 Amp 3 phase service and 10-ton RTU ready for distribution. Shared 3" gas and 1.5" water line. Renovated in 2018. Surveillance security system. Alley access via roll-up door.

2024 Estimated NNN Expense: \$11.50/SF

NEIGHBORHOOD HIGHLIGHTS

- Located in the South Sloans Neighborhood
- 100s of new residences added or renovated within the last 3 years
- 3 Blocks from Sloan Lake
- 3 Blocks from Knox Light Rail
- 4 Blocks to the Patio and O'Dell Brewing Co.
- 5 Blocks from Alamo Drafthouse, Sloan Tap & Burger
- 6 Blocks from Mile High Stadium District
- Ample on and off-street parking opportunities
- On rapid bus line
- Blocks from Lakewood Dry Gulch walking and and biking trail
- 38,000 daily traffic count
- Close to Federal Blvd, Sheridan Blvd, 6th Ave and I-25

PERMITTED USES

3610 WEST COLFAX AVE



U-MS-3 Permitted Uses

- Eating/ Drinking Establishments
- Cultural/Special Purpose
- General Office
- Dental/ Medical Office or Clinic
- Light Automobile Services & Retail
- Media Production & Recording Studio
- General Retail Sales
- Food Sales/ Market
- Book Store, Gift Store, Postal/Copy Facility
- Arts, Entertainment, Amusement Services
- Yoga/ Gym/ Dance Studio
- Day Care Center

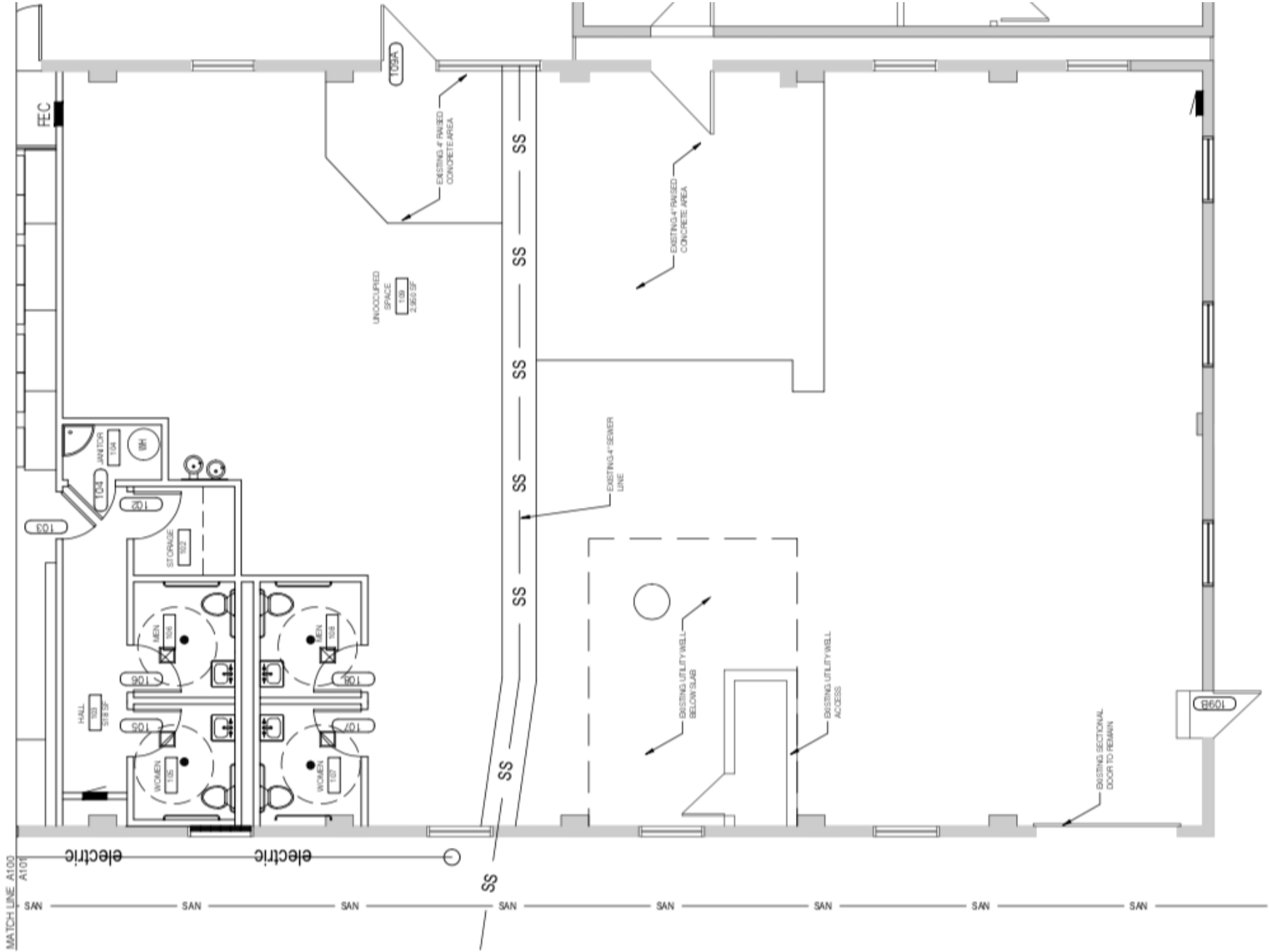
U-MS-3 Limited Uses

- Contractor/ Special Trades
- Food Prep and Sales
- Laboratory, Research & Tech Services
- Plant Nursery/Garden
- Community center
- Live/work



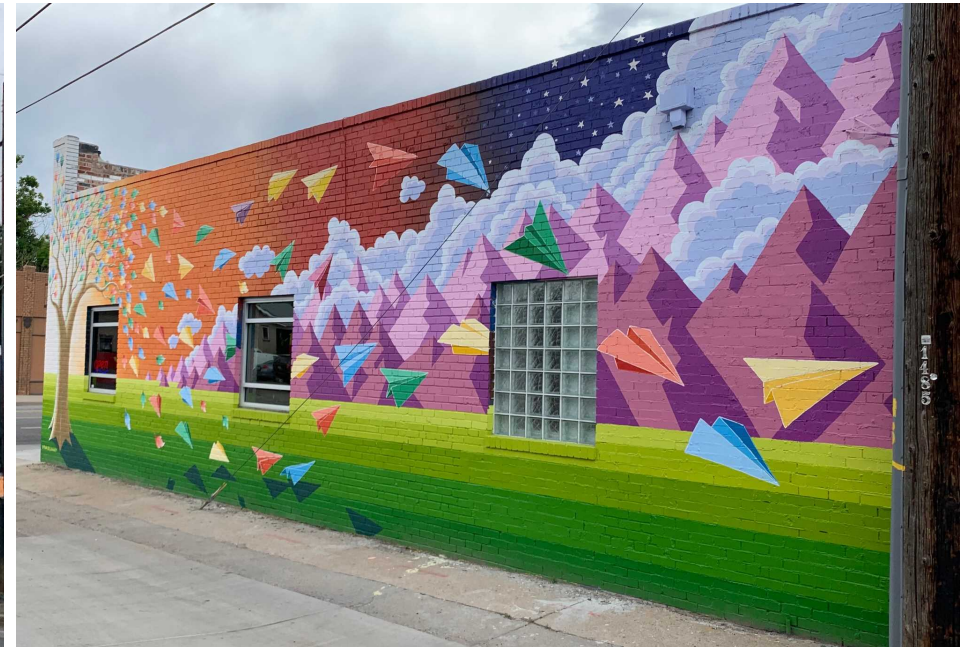
FLOOR PLAN

3610 WEST COLFAX AVE



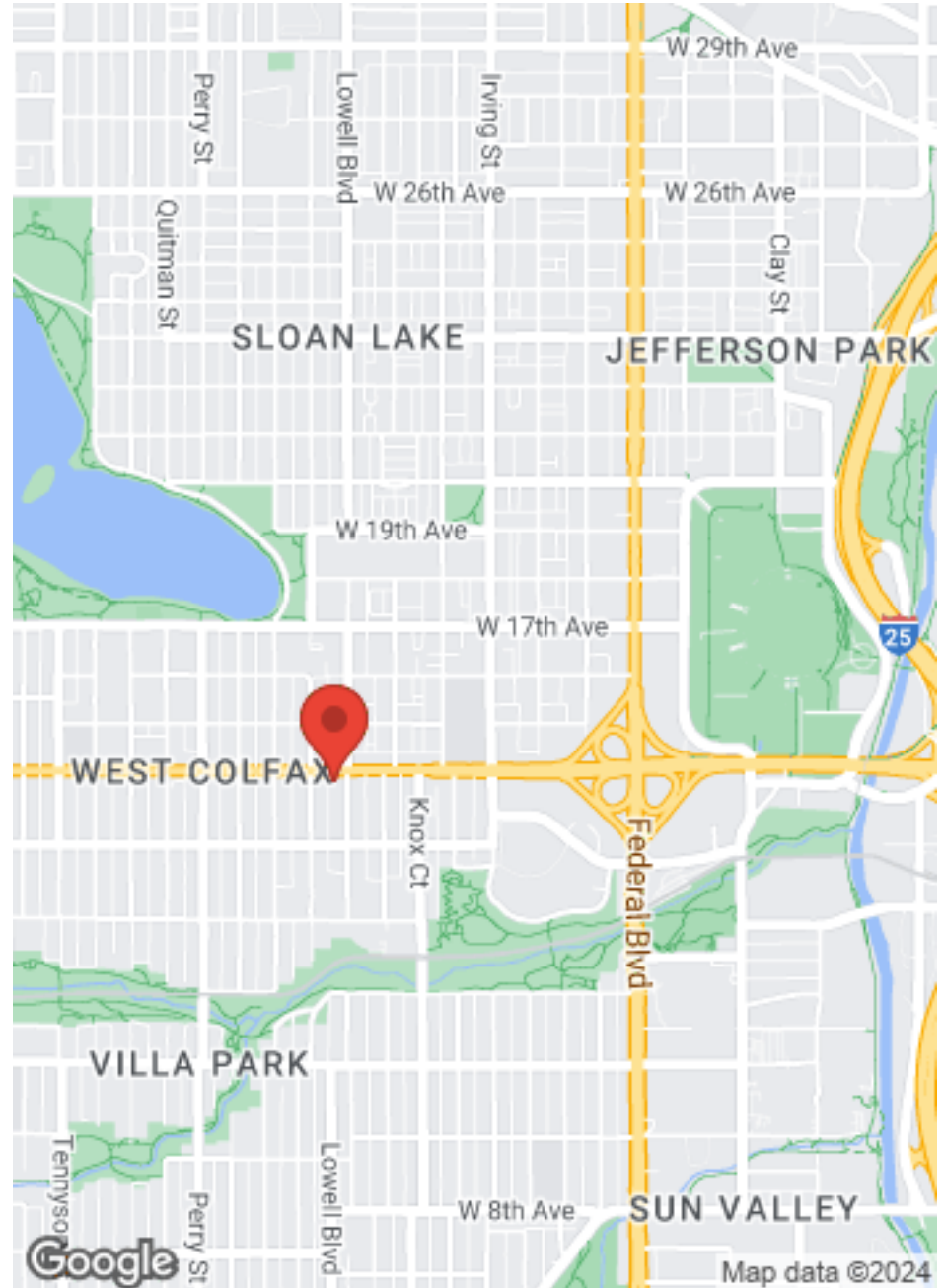
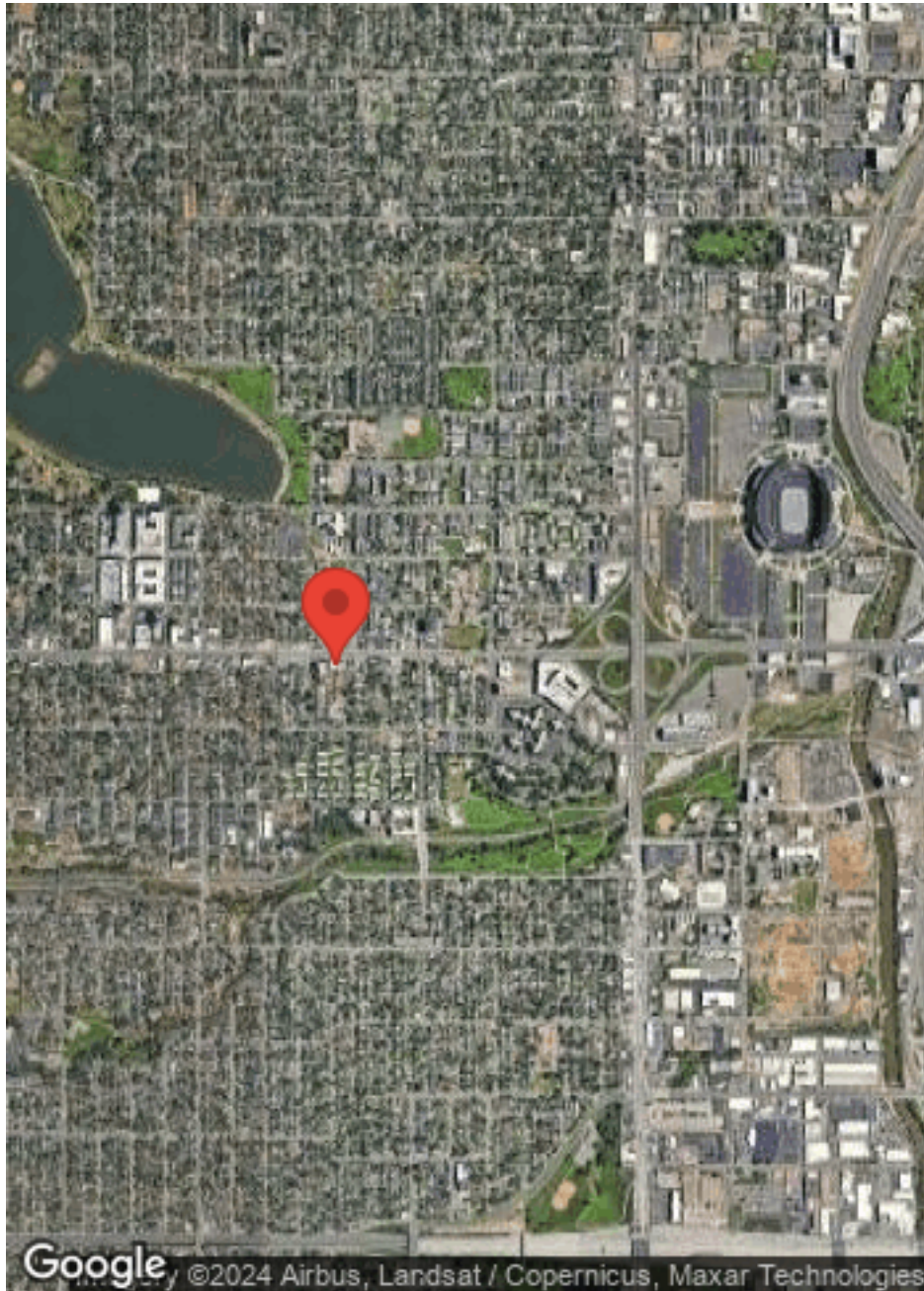
STREET VIEW

3610 WEST COLFAX AVE



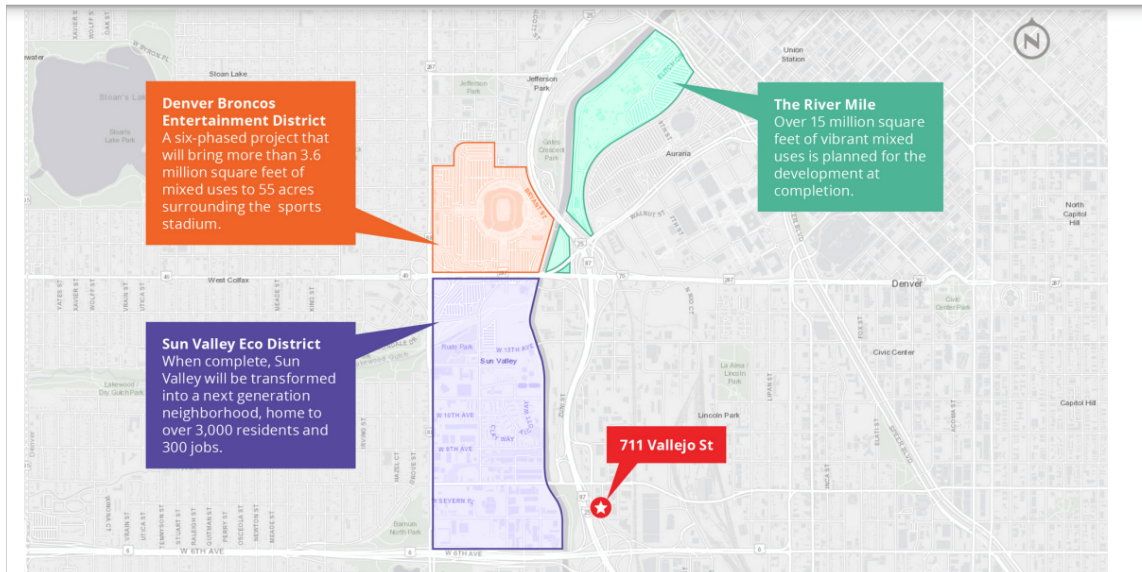
LOCATION MAPS

3610 WEST COLFAX AVE



LOCATION & HIGHLIGHTS

3610 WEST COLFAX AVE



Denver Broncos Entertainment District
A six-phased project that will bring more than 3.6 million square feet of mixed uses to 55 acres surrounding the sports stadium.

The River Mile
Over 15 million square feet of vibrant mixed uses is planned for the development at completion.

Sun Valley Eco District
When complete, Sun Valley will be transformed into a next generation neighborhood, home to over 3,000 residents and 300 jobs.

711 Valjejo St

The River Mile

In December 2018, Denver City Council approved a rezoning for the 62-acre parcel that is currently home to the Elitch Gardens amusement park, the first step toward realizing a massive urban reconfiguration that developer Revesco Properties is calling "The River Mile." The River Mile is a mixed-use development and one of the first in Denver to offer true riverfront real estate. With no height restrictions, the rezoning also opened the door for The River Mile to build some of the tallest towers in the city, meaning it has the potential to greatly influence not only the live-play sectors of retail and multifamily but the office sector as well.

The River Mile will, in turn, foster connections between redevelopment projects farther south and west in the Sun Valley neighborhood and all the way north to the public-private redevelopment of the National Western Complex, near I-70.

Sun Valley Eco District (SVED)

In 2016, Denver Housing Authority (DHA) was awarded a \$30 million Choice Neighborhood Initiative (CNI) Implementation Grant from HUD for the Sun Valley Eco District (SVED) and DHA to implement the Sun Valley Neighborhood Transformation Plan. The resulting development plan includes the replacement of 333 obsolete public housing units with newly constructed, energy efficient developments on and off-site throughout the neighborhood. In total, the Plan will create over 800 mixed-income units in four phases with estimated completion by 2025.

The Denver Broncos and the Metropolitan Stadium Football District are in preliminary discussions to build a \$351 million "entertainment district" in the north part of Denver's Sun Valley area, located in the south parking area of the stadium, comprised of retail, commercial and residential developments.

Centrally located near Sloan Redevelopment offering a mix of office, retail and apartments, townhomes and condominium units anchored by Alamo Drafthouse.

Join some of our most popular local favorites like Little Man Creamery, ChoLon, Gusto, The Patio, O'Dell Sloan's Lake Brewery, and many others in the rapidly emerging neighborhood.

Shop for staples at King Soopers, Target and Ace Hardware or dine or drive through at many national, regional and local businesses in this center and at Edgewater Marketplace. Or, shop local all along 32nd Ave in West Highlands. Bring your businesses to serve this dynamic community.

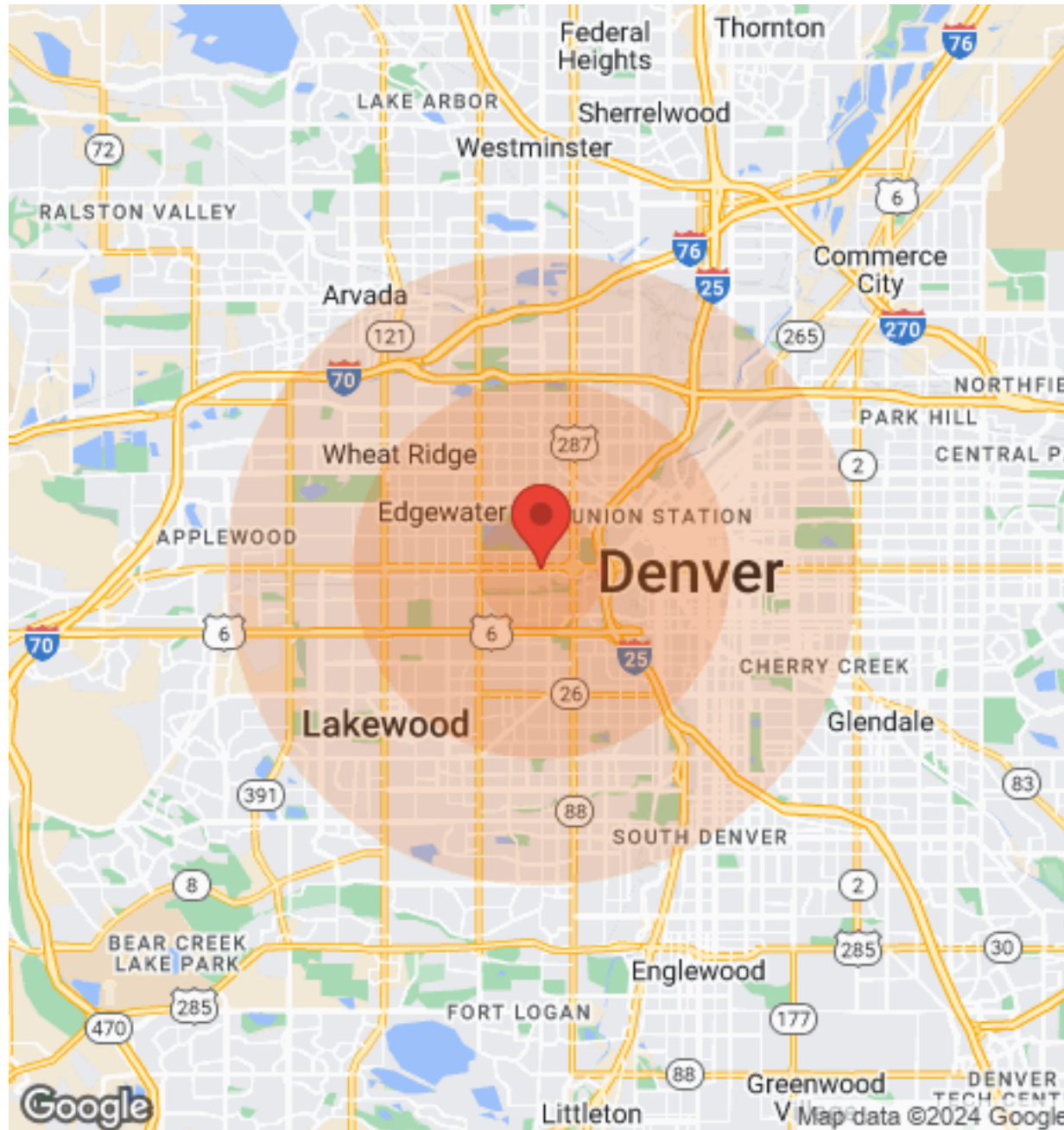
We have just the spot with Enterprise tax credits and an opportunity zone designation to help you get there.

Easy access to I-25, 6th Ave, Federal and Sheridan Blvd. Three blocks from Sloan Lake and Lakewood Dry Gulch Parks with two Light Rail Station readily available - Knox Station and Perry Station.

Over 38,000 vehicles pass by Colfax and Lowell each day. Pedestrian improvements are under way adding medians, bulb-outs and crosswalks, better defined street parking to improve pedestrian safety and access. Colfax and Lowell will have limited full movement at its intersection for a time, but we're earmark for a signalized intersection in the near future.

DEMOGRAPHICS

3610 WEST COLFAX AVE



Population	1 Mile	3 Miles	5 Miles
Male	11,495	99,458	223,481
Female	11,292	94,573	217,516
Total Population	22,787	194,031	440,997

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	6,084	38,782	84,285
Ages 15-24	3,134	20,152	45,137
Ages 25-54	9,362	85,484	193,845
Ages 55-64	2,108	22,959	54,192
Ages 65+	2,099	26,654	63,538

Race	1 Mile	3 Miles	5 Miles
White	14,387	142,920	336,693
Black	868	4,314	13,651
Am In/AK Nat	371	1,285	2,397
Hawaiian	N/A	2	9
Hispanic	15,329	91,539	174,451
Multi-Racial	13,890	86,070	165,124

Income	1 Mile	3 Miles	5 Miles
Median	\$35,492	\$39,320	\$43,839
< \$15,000	2,204	16,945	33,584
\$15,000-\$24,999	1,240	12,259	25,606
\$25,000-\$34,999	915	10,203	22,514
\$35,000-\$49,999	1,350	12,333	28,252
\$50,000-\$74,999	1,346	13,923	34,978
\$75,000-\$99,999	554	7,718	19,793
\$100,000-\$149,999	605	8,157	19,332
\$150,000-\$199,999	101	2,698	6,501
> \$200,000	106	1,803	6,843

Housing	1 Mile	3 Miles	5 Miles
Total Units	9,528	98,289	222,954
Occupied	8,751	89,309	204,855
Owner Occupied	3,271	37,129	95,720
Renter Occupied	5,480	52,180	109,135
Vacant	777	8,980	18,099

DISCLAIMER

3610 WEST COLFAX AVE



All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

KW COMMERCIAL | URBAN ELITE

3550 W 38th Ave #20

Denver, CO 80211



Each Office Independently Owned and Operated

PRESENTED BY:

WIN KING

Director

O: (303) 376-6333

C: (303) 877-5889

kingcommercialre@gmail.com

IA40013472, Colorado

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.