

# Retail Property for Sale or Lease

4609 E COLFAX AVENUE, DENVER, CO 80220

**LEASE RATE REDUCED!**  
**Seller Carry Financing Available**



## Overview

Hoff & Leigh is proud to present this well-appointed 3,803 SF retail space for sale or lease. This newly remodeled commercial property anchors the esteemed Park Hill neighborhood and is located on busy East Colfax Avenue in Denver, Colorado, just blocks from the high-traffic intersection of East Colfax Avenue and Colorado Boulevard. The site, formerly home to a landmark restaurant, presents an amazing opportunity for new operators looking to capitalize on the next era of this thriving submarket.

The property offers off-street parking in the back and has recently undergone significant upgrades, including: a newly paved back lot (approximately 1,570 SF), a brand-new storefront, a roll-up door, brand new electrical panels, brand new HVAC system (equipped with enough power to cool a fully occupied restaurant), a brand new 1,200-gallon grease trap, a walk-in cooler, and new interior finishes and restrooms, ensuring it's ready for a new user to make it their own.

### Reduced Lease Rate:-

$\$24.95 \text{ SF/YR} + \text{NNN's } (\$5.15 \text{ SF}) = \$9,539/\text{Month}$

$\$22.95 \text{ SF/YR } (\$7,273.24/\text{Month}) + [ \$1,632.12/\text{Month for NNN's } (\$5.15 \text{ SF}) ] = \$8,905.36/\text{Month}$

## Highlights

- New Grease Trap
- Newly Renovated
- Landmark Location
- High Traffic Count
- Off-Street Parking

## Property Details

### Sales Price

- \$1,395,000 (\$366 PSF)

### Zoning

- U-MS-3

### Reduced Lease Rate

- $\$24.95/\text{SF/YR} (+\$5.15 \text{ NNN})$   
 $\$22.95/\text{SF/YR} (+\$5.15 \text{ NNN})$

### Building Size

- 3,803 SF

Rev: December 30, 2025

### Our Network Is Your Edge

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### Brandon Langiewicz, SIOR

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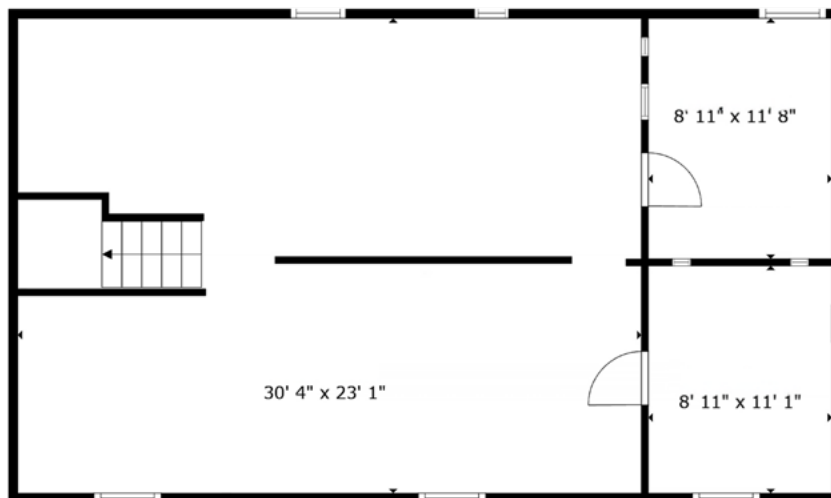
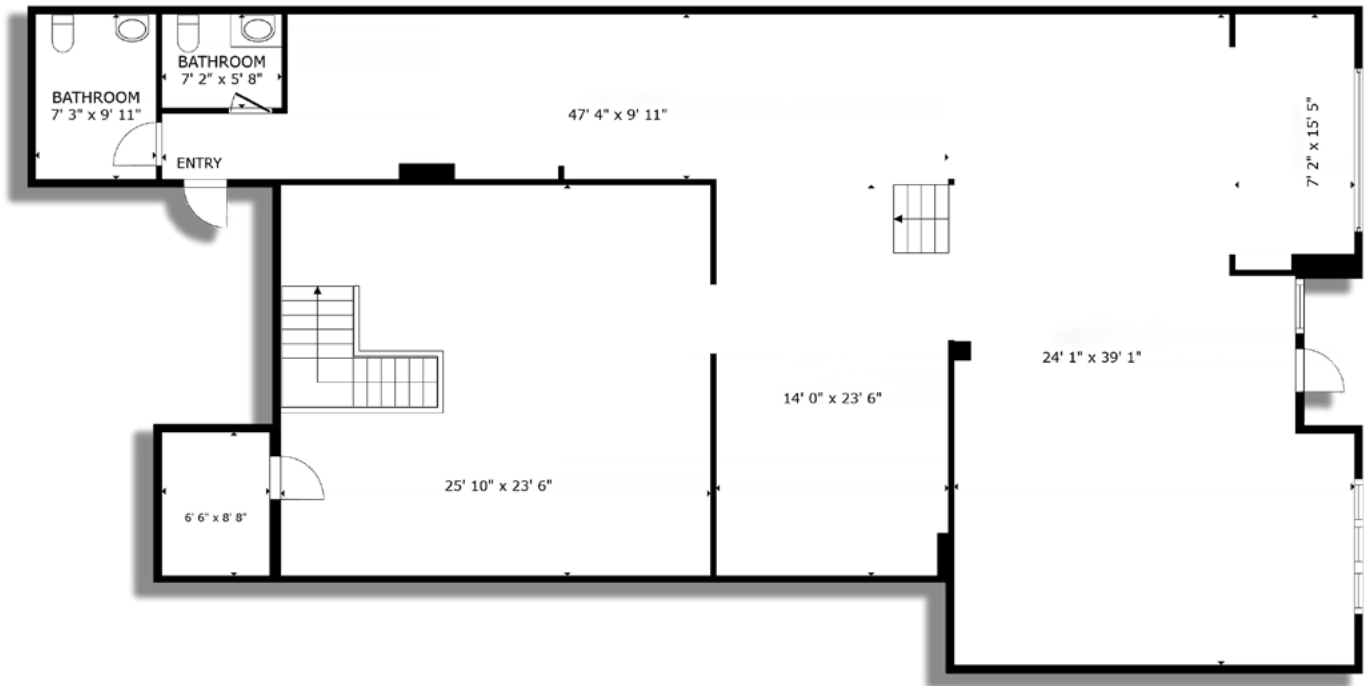
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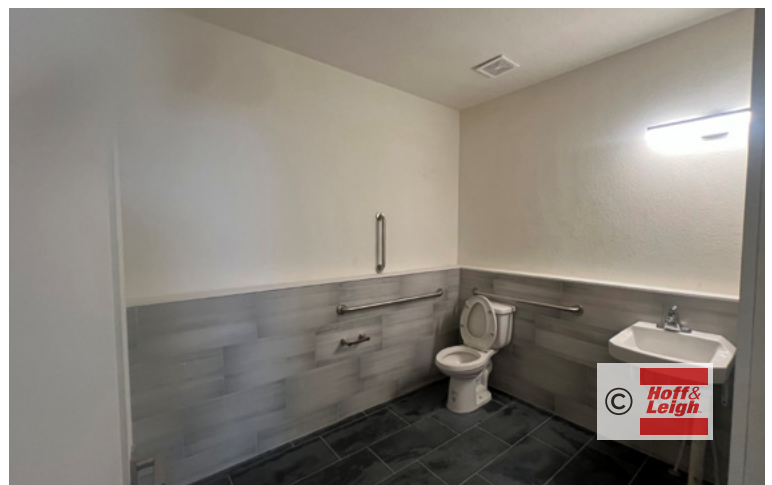
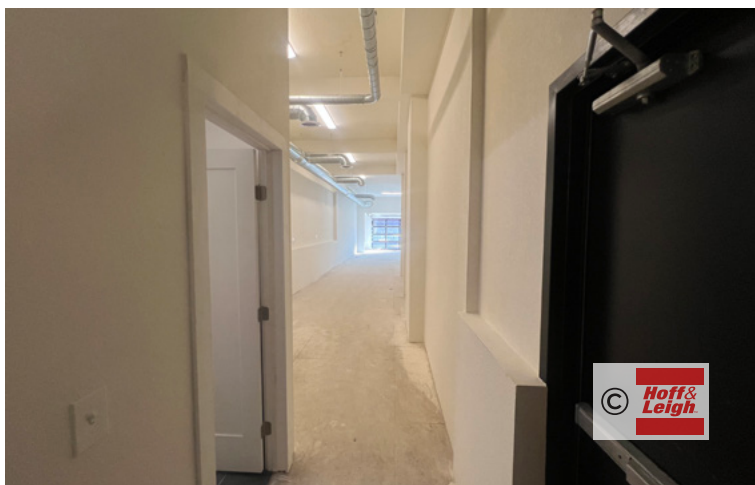
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# Retail Property for Sale or Lease

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Paved Back Lot



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## DEMOGRAPHICS



215,562  
Population



37.3  
Median Age



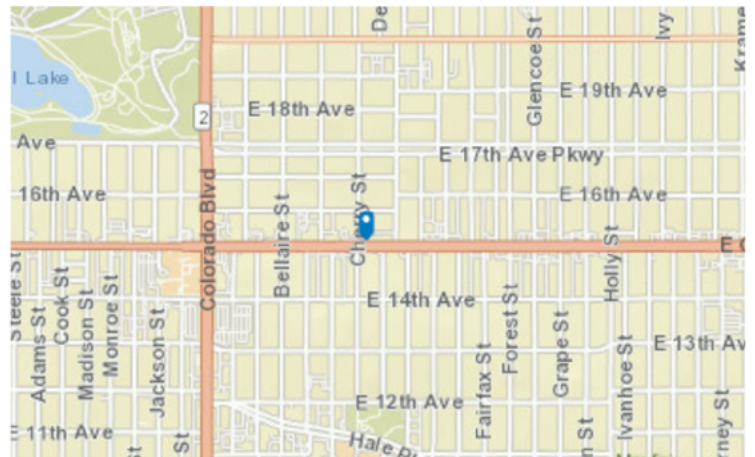
1.9  
Average  
Household Size



\$87,887  
Median Household  
Income

## TRAFFIC COUNT

Cross street	VPD	Distance
Cherry St	26,000	0.0
Dahlia St	26,000	0.1
I- 70 Bus	26,000	0.2
Birch St	26,194	0.2
Clermont St	11,228	0.2



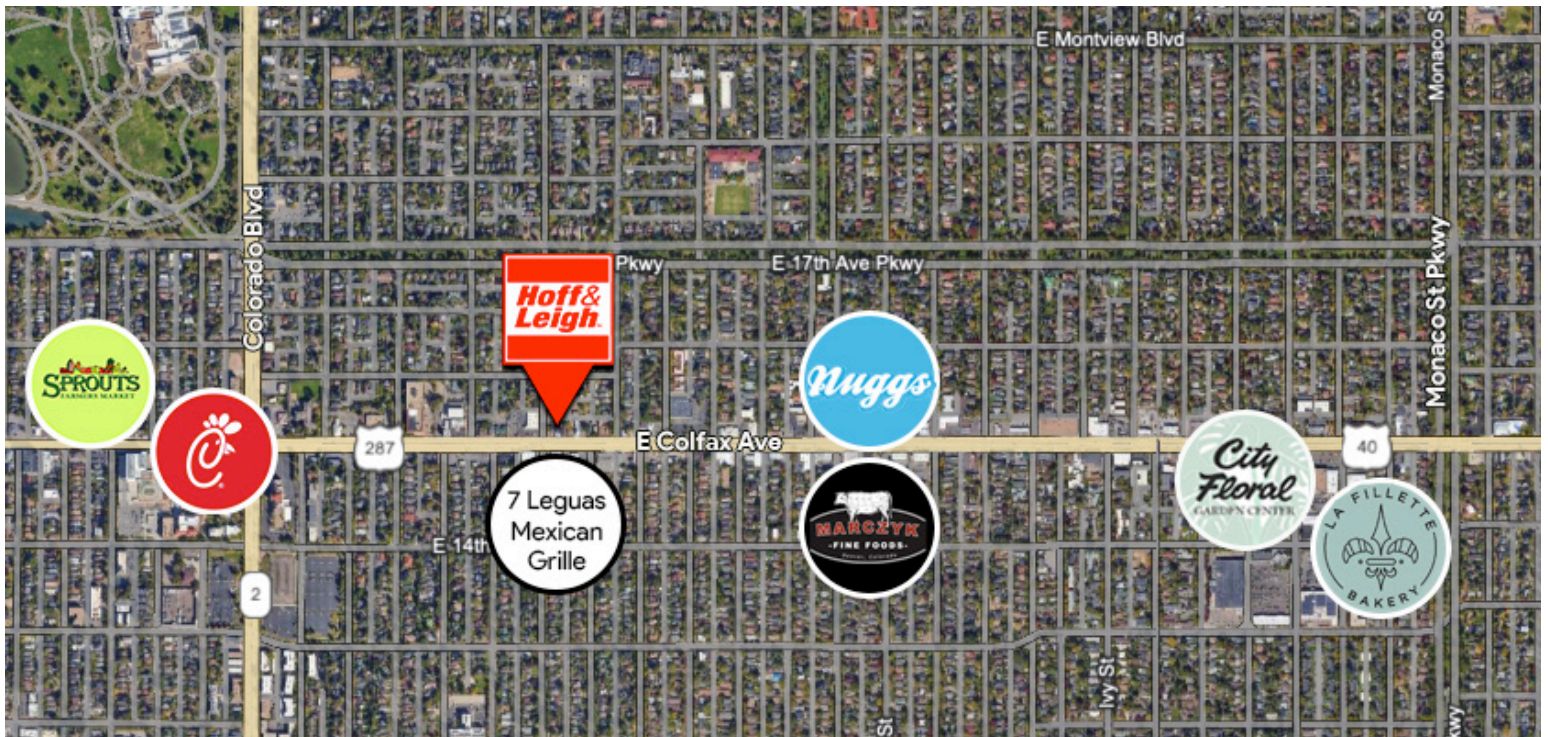
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