EAST COLFAX & HOLLY STREET RETAIL SPACE FOR LEASE

5600 E. Colfax Avenue
Denver, CO 80220

OFFERED BY:

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OFFERING SUMMARY

Available SF:	900 SF
Lease Rate:	$20.00 SF/yr (NNN)
NNNs:	$6.67/SF/yr
Year Built:	1928
Building Size:	6,191 SF
Zoning:	U-MS-3

PROPERTY OVERVIEW

5600 E Colfax Avenue is a multi-tenant Retail building located at the corner of Colfax Avenue & Holly Street. The property is well located near the Park Hill/Montclair/Hale Neighborhoods in a stretch of East Colfax that is full of eclectic Shops, Restaurants, Retailers and Services. The available space is a 900 SF suite that features street level Retail exposure, large glass storefront windows, building signage, an open floorplan, and additional basement storage. The U-MS-3 zoning permits a wide variety of uses and would be ideal for a Tenant seeking great Retail access and exposure with abundant Colfax vehicle and foot traffic.

PROPERTY HIGHLIGHTS

- Highly Visible Retail Storefront with Ample Foot Traffic and Exposure
- Excellent Location at the Center of the Park Hill/Montclair/Hale Neighborhoods
- Exterior Building Signage Available
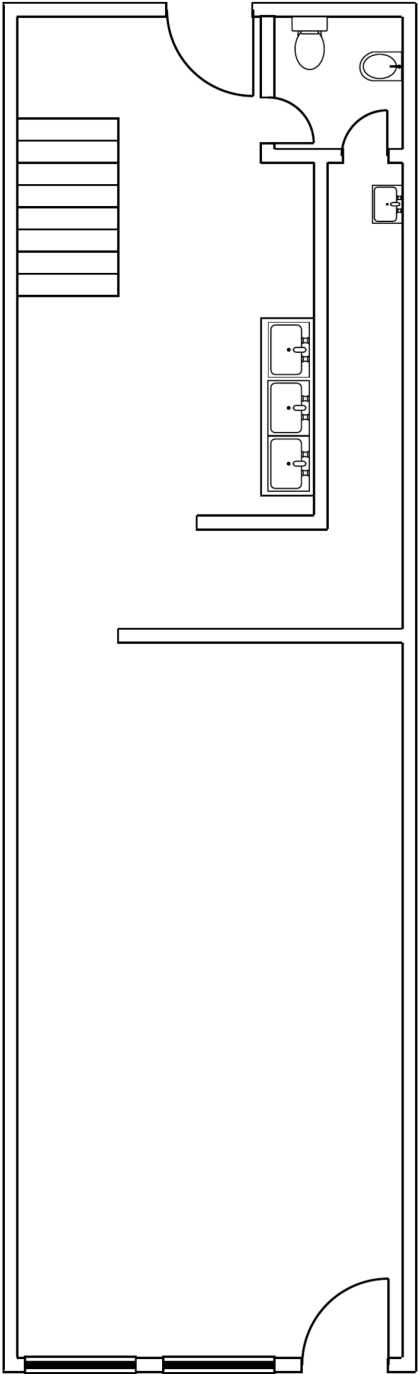- Opportunity to Join a Vibrant and Diverse Business Community

Brian McKernan
Senior Broker Associate
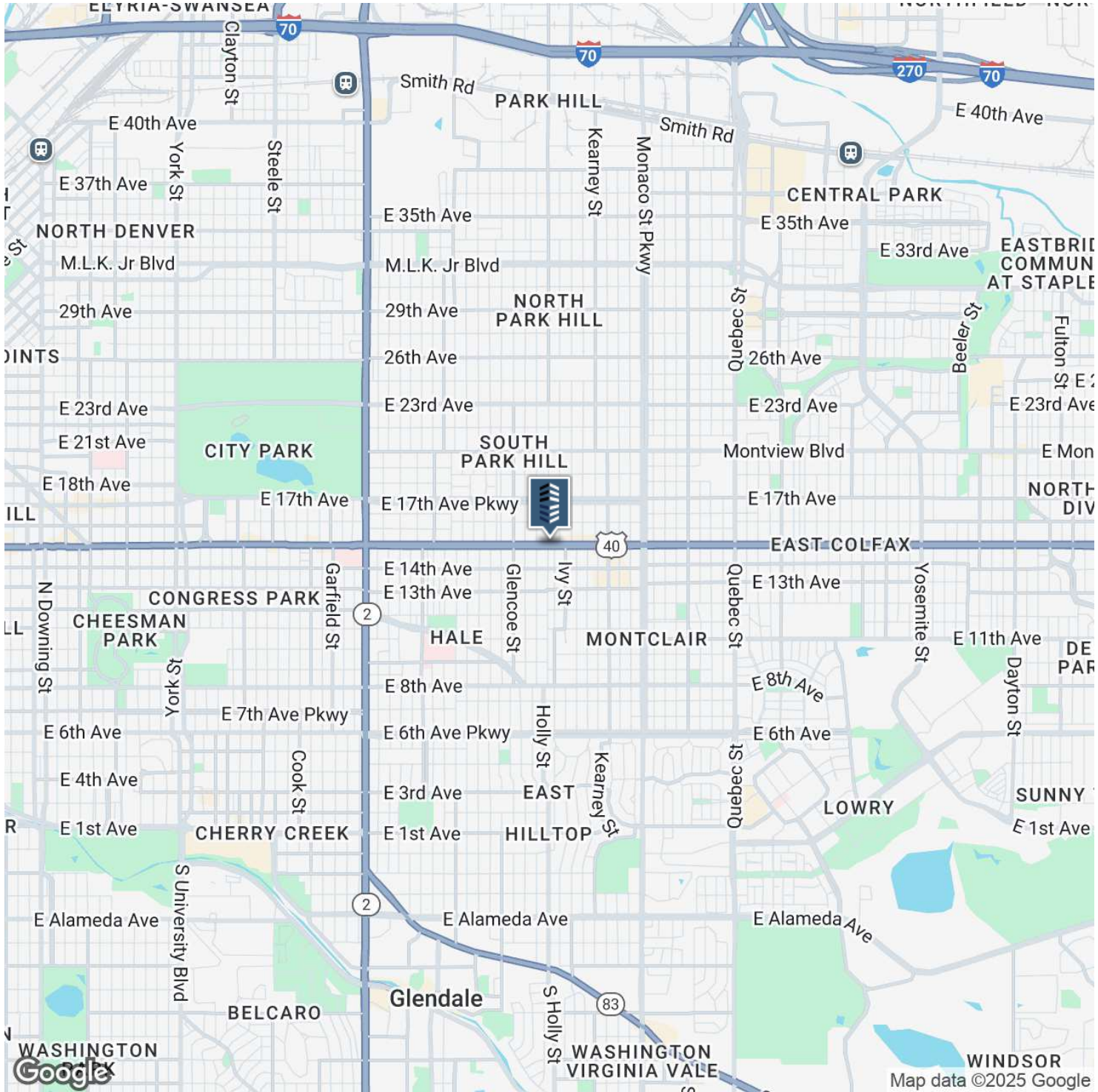720.881.6337
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UNIQUE PROPERTIES
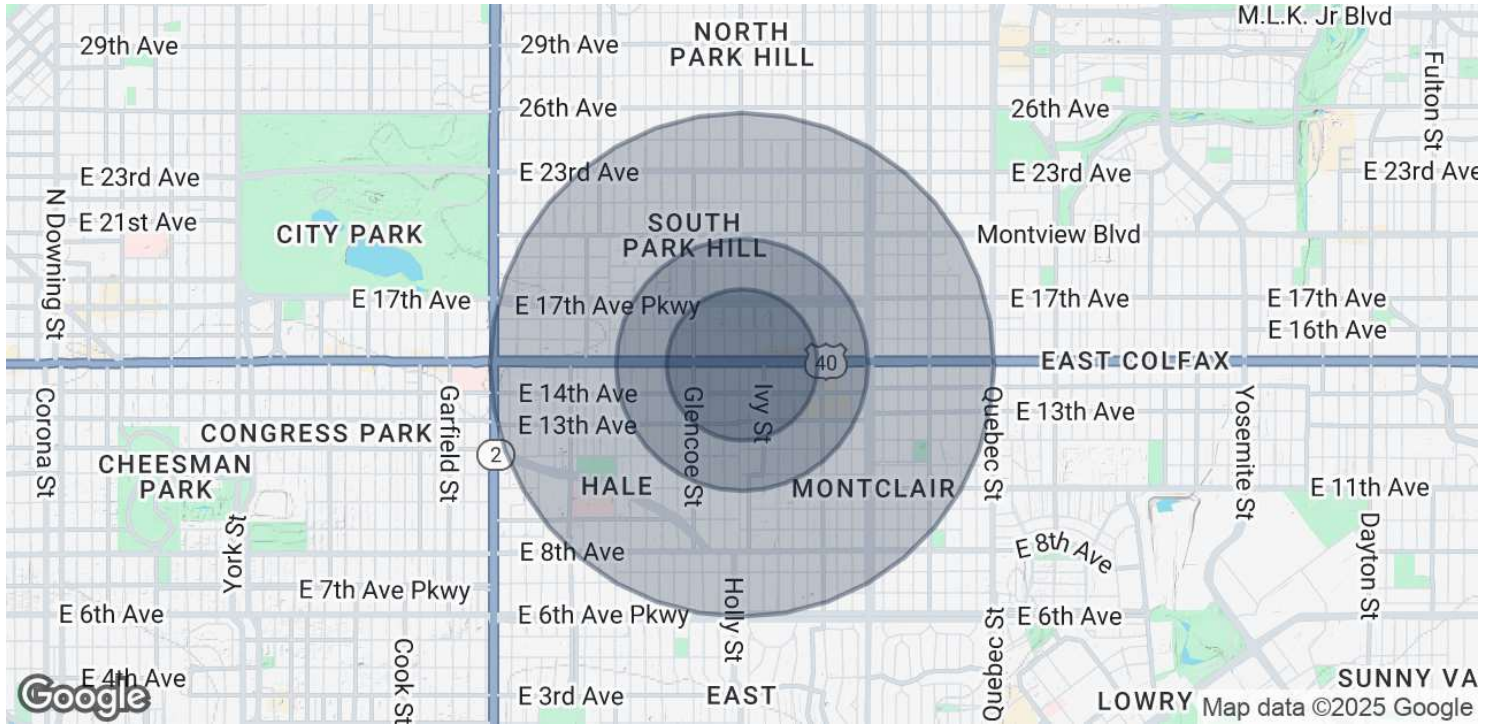
TCN WORLDWIDE REAL ESTATE SERVICES

UNIQUE PROPERTIES

TCN WORLDWIDE REAL ESTATE SERVICES

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,864	4,580	21,553
Average Age	41	41	40
Average Age (Male)	40	40	39
Average Age (Female)	41	42	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	882	2,020	9,784
# of Persons per HH	2.1	2.3	2.2
Average HH Income	$140,312	$170,622	$163,768
Average House Value	$908,453	$993,264	$953,697

Demographics data derived from AlphaMap