

Colliers

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usbank

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4100

E. MEXICO AVE.

RETAIL PAD AVAILABLE FOR GROUND LEASE

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Downtown
Denver

4100
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HIGH-PROFILE RETAIL PAD WITH
COLORADO BLVD. FRONTAGE

Site Information

- Pad Site Size: 0.44 acres
- Zoning: S-MX-5A
- High-Profile retail pad with Colorado Blvd. frontage
- Co-tenants include Best Buy, Petco, Ross & DSW
- High traffic area
- Up to 6,500 SF single-story building allowed. Multiple allowed uses such as restaurants, retail and financial users
- Drive-thru permitted with zoning review
- Cross parking
- All pad infrastructure is in place

Demographics

	1 MILE	3 MILES	5 MILES
Population	22,519	179,058	488,657
Average HH Income	\$136,450	\$160,557	\$136,564
Daytime Population	35,277	203,971	599,016

Source: ESRI 2024 Estimates

CO-TENANTS INCLUDE BEST BUY,
PETCO, ROSS & DSW

Traffic Counts

	I-25 W/O Colorado	221,023 VPD
	I-25 E/O Colorado	209,354 VPD
	Colorado S/O I-25	51,261 VPD
	Colorado N/O I-25	65,027 VPD

Source: MPSI 2024 & 2025 Estimates