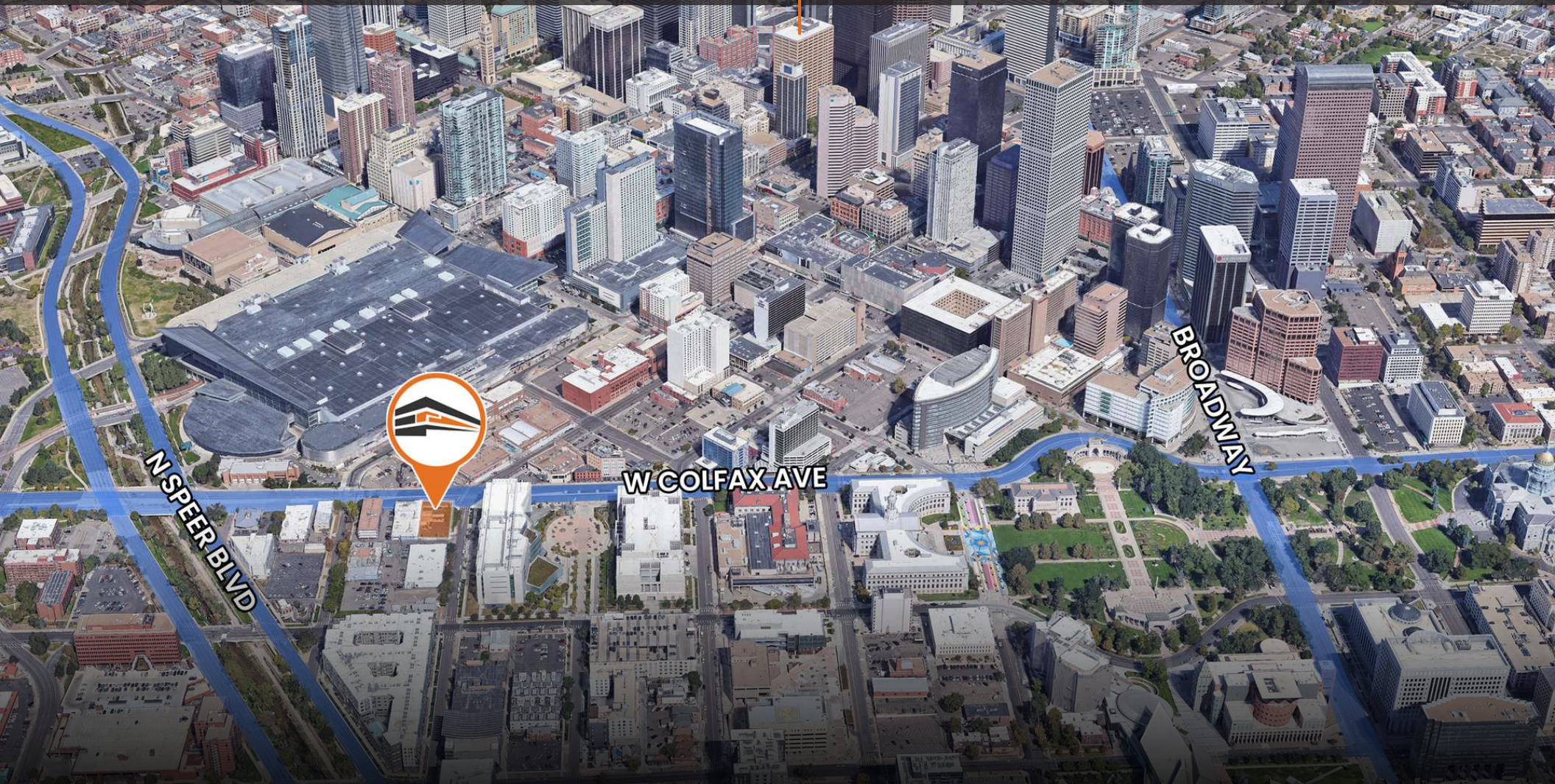


For Sale with Potential Owner Financing

# FORMER BANK OF DENVER

Drive-thru Site  
606 W Colfax Ave, Denver, CO 80204



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The Finch  
370 Units  
Est. Q4 2024 Completion

## PROPERTY DESCRIPTION

Henry Group has been exclusively retained to market 606 W Colfax Avenue, currently owned by MidWestOne Bank. The Property is located on the edge of Downtown Denver in the booming Golden Triangle submarket. This area, just south of Denver's CBD, is experiencing a wave of high density, mixed-use redevelopment. The site is located within easy walking distance to nearly 10,000 hotel rooms, 300 restaurants, a wide variety of retailers, government facilities and downtown offices.

The Property zoning (D-GT) allows for a drive thru or up to a 66' tall mixed-use structure which is limited only by the State Capitol view plane. The site benefits from very high daily traffic counts along West Colfax Avenue, offering a Buyer many options for redevelopment. The existing structure was last occupied by The Bank of Denver, and consists of 1,226 SF of office space with two (2) drive-thru banking bays.

## PROPERTY HIGHLIGHTS

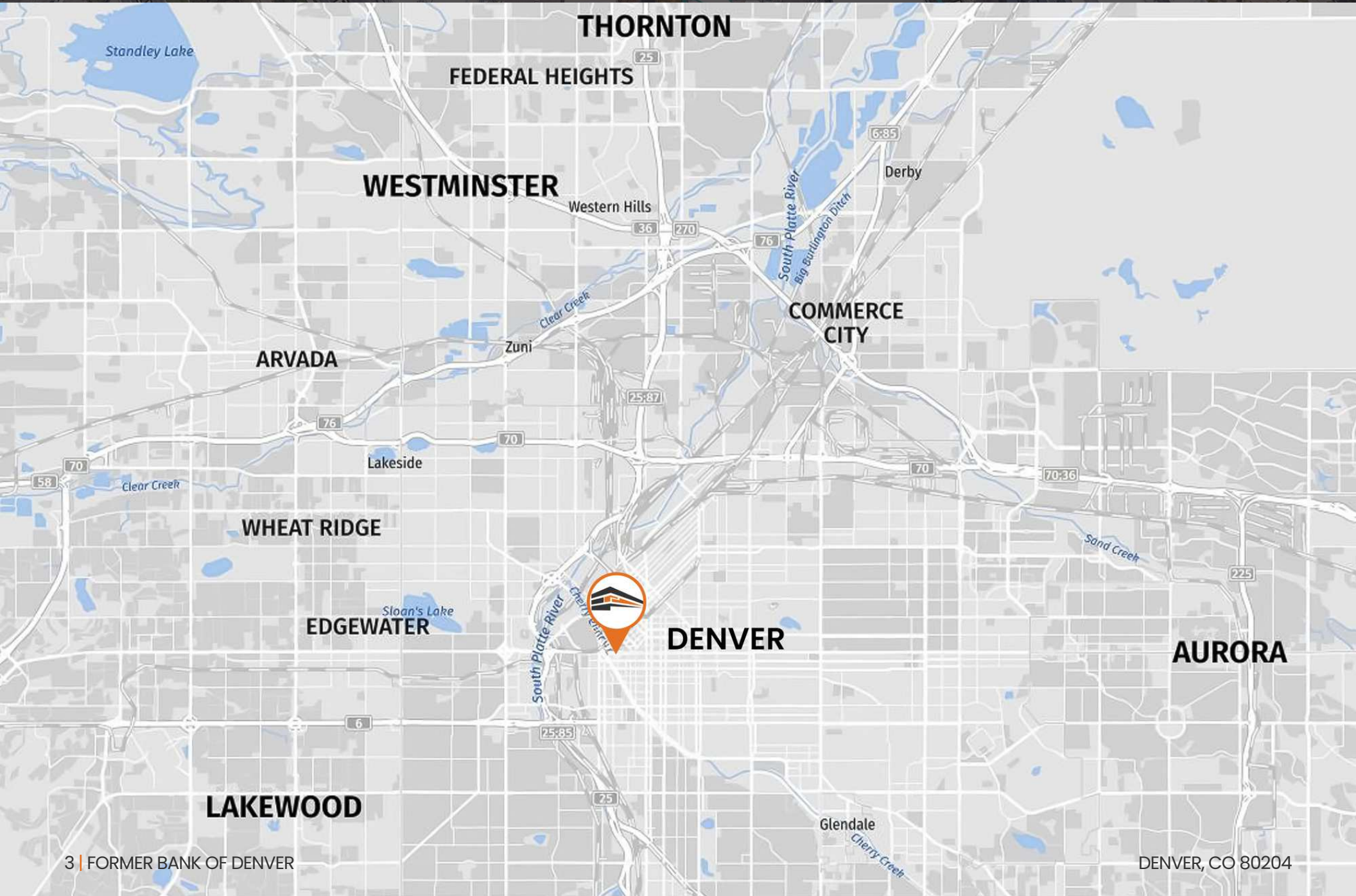
- **Potential Seller Financing**
- Highly permissive D-GT Zoning
- Located on West Colfax with traffic counts reaching over 60,000 cars a day
- Directly across from Convention Center
- Surrounded by high-density developments, local and state government office buildings
- Flexible site that can be utilized for a high density mixed-use development or repurposed as drive-thru retail



## OFFERING SUMMARY

Address	606 W Colfax Ave, CO 80204
Sale Price	\$2,200,000
Lot Size	13,485 SF
Building Size	1,226 SF
Building Type	Retail/Development
Year Built	1981
Zoning	D-GT
View Plane Height Restriction	66 FT (per City view plane ordinance)

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HENRY GROUP  
REAL ESTATE

# NEIGHBORING ACTIVITY

The Finch  
370 Units  
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**COLORADO  
CONVENTION CENTER**

Former Historic Emily Griffin  
Opportunity School

The Slate Denver (Hilton)  
Opened May 2022  
250 Rooms

60,000 SF Mixed-Use Space

63,062  
W Colfax Ave

W COLFAX AVE

The Finch  
370 Units  
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51,796  
Speer Blvd

SPER BLVD

GALAPAGO ST

FOX ST

10,128  
14<sup>TH</sup> AVE

14<sup>TH</sup> AVE

# GOLDEN TRIANGLE DEVELOPMENT



**LEGEND**

- Completed
- Proposed
- Under Construction

Property Name	Address	Development Stage	Details
1139 Delaware	1139 Delaware Street	Proposed - Denver Housing Authority	7 stories   132 units   2,300 SF retail   154 parking spaces
11th & Cherokee	11th Avenue & Cherokee Street	Proposed	23 stories   309 units   11,770 SF retail   351 parking spaces
Akin Golden Triangle	955 Bannock Street	Occupancy expected Q4 2024	12 stories   105 units   129 parking spaces
AMLI Golden Triangle	855 N Broadway	Anticipated move-ins spring 2026	16 stories   372 units   12,400 SF retail   495 parking spaces
AMLI Golden Triangle II	955 N Broaway	Proposed	23 stories   553 units   9,800 SF retail   934 parking spaces
The Finch	650 W Colfax Avenue	Expected completion Q4 2024	7 stories   370 units   536 parking spaces
Citizen 10 West	140 W 10th Avenue	Completed	17 stories   373 units   4,200 SF retail   647 parking spaces
Evans East	1120 Acoma Street	Proposed	16 Stories   300 units   9,400 SF retail   527 parking spaces
Evans West	1120 Bannock Street	Completed	19 stories   420 units   6,700 SF retail   756 parking spaces
Kindred Apartments	180 W 10th Avenue	Completed	17 stories   224 units   4,800 SF retail   328 parking spaces
Modera Golden Triangle	1025 Bannock Street	Anticipated move-ins summer 2024	8 stories   326 units   4,500 SF retail   391 parking spaces
Parq II	990 Cherokee Street	Beginning work on 1st and 2nd floors	17 stories   310 units   8,000 SF retail   382 parking spaces
Patten Gray	370 W 12th Avenue	Completed	13 stories   250 units   2,000 SF retail   246 parking
Sports Castle Lofts	1030 Broadway Street	Half-way point of construction	15 stories   284 units   2,800 SF retail   368 parking spaces

# RETAILER/ENTERTAINMENT MAP

The Finch  
370 Units  
Est. Q4 2024 Completion



TO DENVER INTERNATIONAL AIRPORT

**COORS FIELD**

**UNION STATION**

**ELITCH GARDEN**

**16TH STREET PEDESTRIAN MALL**

**BALL ARENA**

**EMPOWER FIELD**

**DENVER CENTER FOR THE PERFORMING ARTS**

**UNIVERSITY OF COLORADO**  
 **METROPOLITAN STATE UNIVERSITY**  
 **COMMUNITY COLLEGE OF DENVER**

**COLORADO CONVENTION CENTER**

**AURARIA CAMPUS**

**CIVIC CENTER PARK**

**AURARIA CAMPUS ATHLETIC FIELDS**

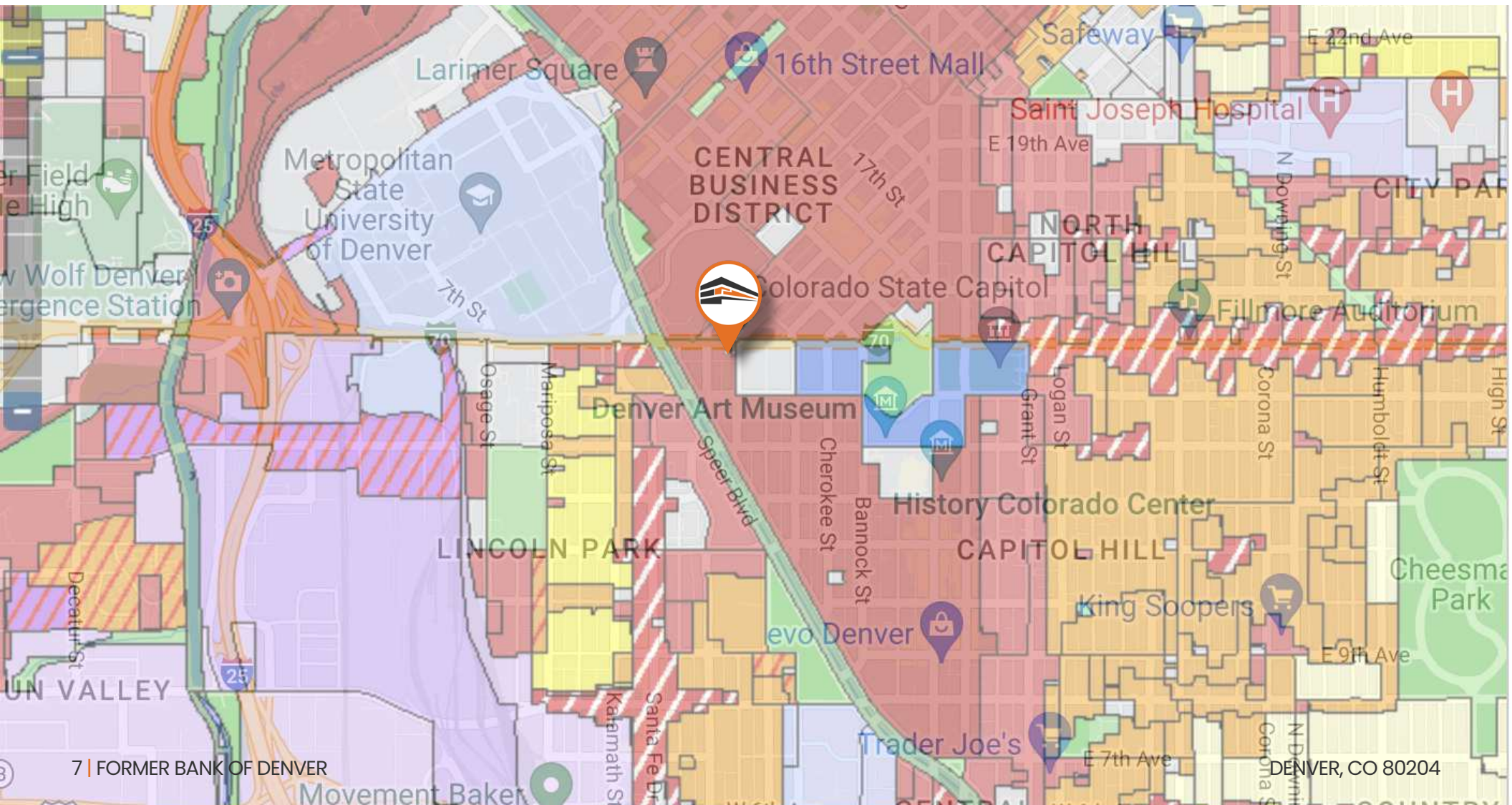
**COLORADO STATE CAPITOL**

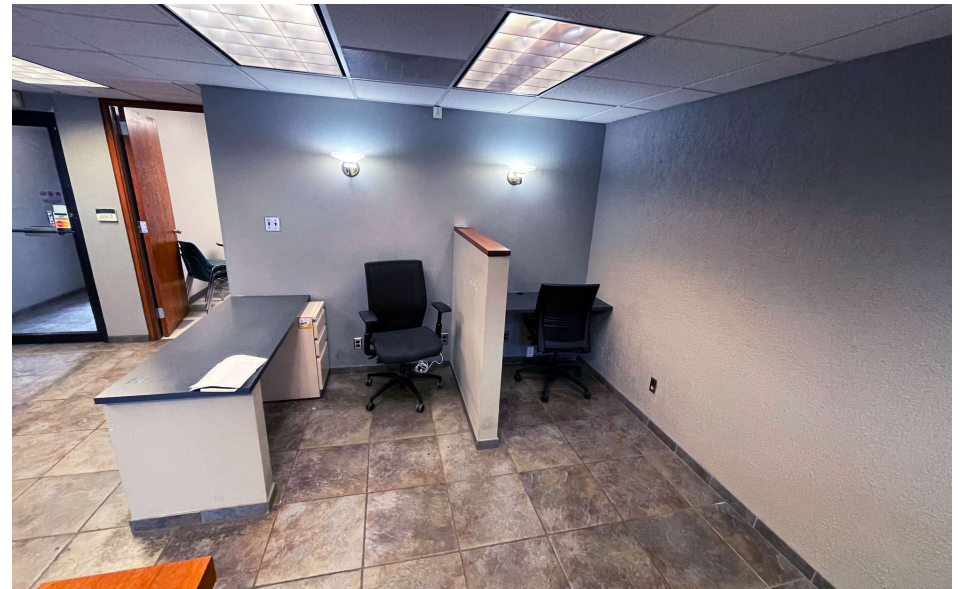
**DENVER PUBLIC LIBRARY**  
 **HISTORY COLORADO CENTER**  
 **DENVER ART MUSEUM**  
 **CLYFFORD STILL MUSEUM**

The Finch  
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Est. Q4 2024 Completion

**D-GT ZONING**

[CLICK HERE](#)  
[DENVER LAND USE CODE](#)





Previous bank space





The Finch  
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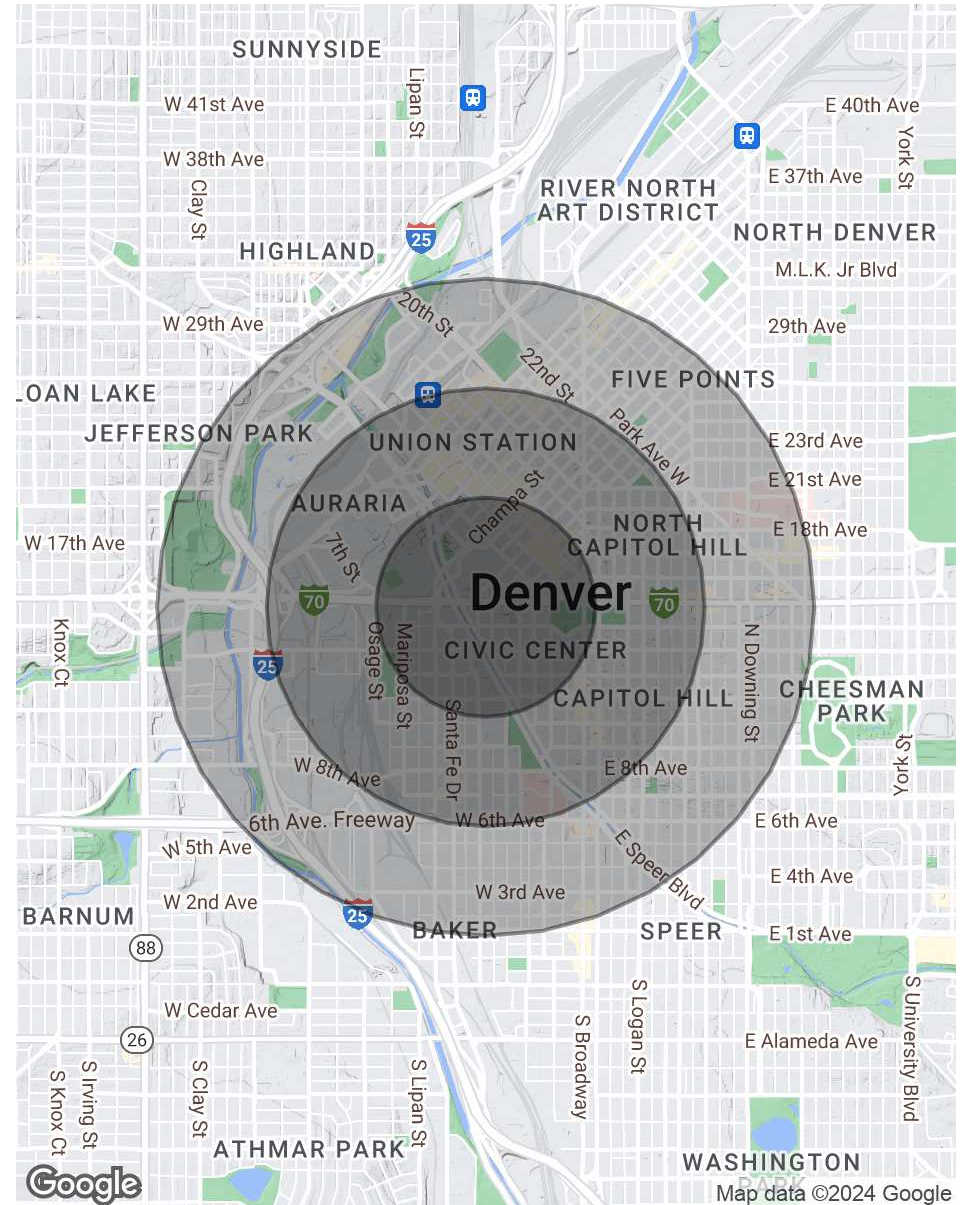
## POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total Population	7,637	35,766	81,344
Average Age	38	38	38
Average Age (Male)	38	39	38
Average Age (Female)	37	38	37

## HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total Households	3,891	21,804	48,855
# of Persons per HH	2	1.6	1.7
Average HH Income	\$127,789	\$111,963	\$118,496
Average House Value	\$819,107	\$779,459	\$811,112

Demographics data derived from AlphaMap



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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. Henry Group LLC d/b/a, Henry Group Real Estate makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Henry Group LLC d/b/a, Henry Group Real Estate 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 Henry Group LLC d/b/a, Henry Group Real Estate in compliance with all applicable fair housing and equal opportunity laws.

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60,000 SF Mixed-Use Space

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REAL ESTATE

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