

COLFAX CENTRAL
2209 E. Colfax Avenue, Denver, CO 80206

1,656 SF – 3,096 SF
RESTAURANT & SANDWICH SHOP SPACE FOR LEASE



Demographics

	1 Mile	3 Miles	5 Miles
Population	32,753	228,295	504,182
Average Household Income	\$101,849	\$112,289	\$107,528
Daytime Population	22,284	250,671	396,427

Source: CoStar



KINSEY & COMPANY
COMMERCIAL REAL ESTATE

Jason F. Kinsey
Managing Principal
720-280-5757
Jason@KinseyCRE.com

Brady Kinsey
Principal
303-847-1295
Brady@KinseyCRE.com

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COLFAX CENTRAL

2209 E. Colfax Avenue
DENVER, CO 80206

RESTAURANT & FORMER SANDWICH SHOP SPACE FOR LEASE

Availability Information

SF Available: 1,656 SF — 3,096 SF
Pricing: Contact Broker

Traffic Counts

E. Colfax Ave: 33,270 VPD
MPSI 2022 Estimates

Highlights

- 3,096 SF second generation restaurant with hood, grease trap and walk in cooler in place
- 30 off street, parking spaces in dedicated parking lot (2 handicap spaces)
- Former 1,656 SF sandwich shop with cooler and freezer in-place
- Close proximity to landmark Colfax attractions, such as the Ogden Theatre, VooDoo Donuts, The Fillmore Auditorium and more!
- Great exposure to E. Colfax Ave.

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**END CAP WITH
GATED PATIO**

Site Plan

