

PROPERTY DESCRIPTION

Presenting 2600 E Colfax Ave, a prime retail space with 4,880 square feet of purpose-built layout, ideal for a restaurant or retail use. The property offers a prominent storefront with expansive glazing, high ceiling heights, and dual public and service entry points. Existing mechanical provisions streamline build-out, while the generous floor plate accommodates flexible programming. With an efficient circulation layout, this space supports both guests and staff. The signage-ready facade maximizes brand visibility, and the property provides ease of access for deliveries and service vehicles. An ideal location for businesses seeking a high-traffic, high-visibility space with the perfect layout for seamless operations.

PROPERTY HIGHLIGHTS

- 4,880 square feet of contiguous retail space
- Prominent storefront with expansive glazing
- Purpose-built layout suited to restaurant use
- High ceiling heights enhance spacious interior feel
- Dual public and service entry points
- Existing mechanical provisions streamline build-out
- Generous floor plate accommodates flexible programming
- Efficient circulation supports both guests and staff
- Signage-ready facade maximizes brand visibility
- Ease of access for deliveries and service vehicles

DEMOGRAPHICS

1 MILE

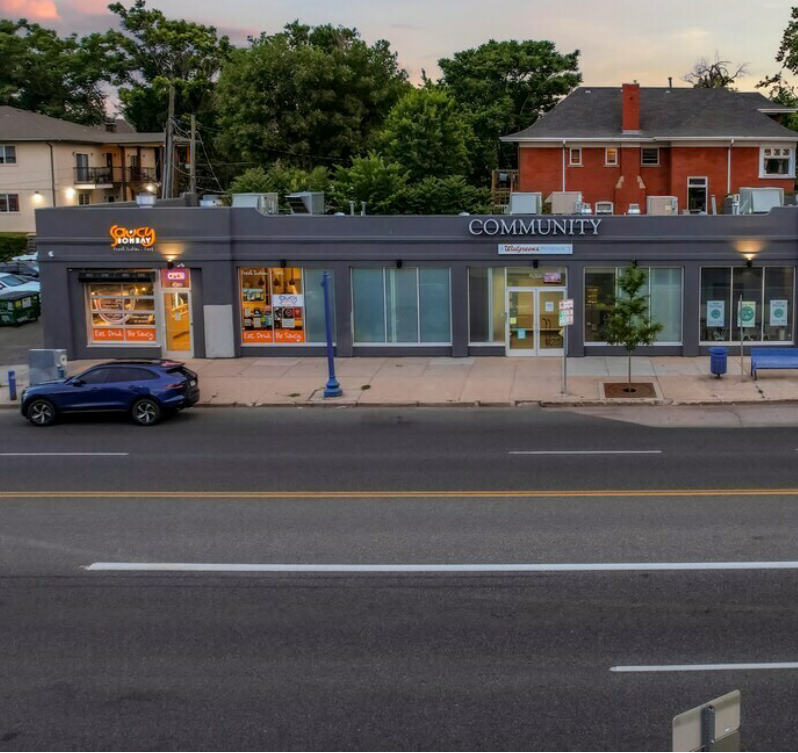
3 MILES

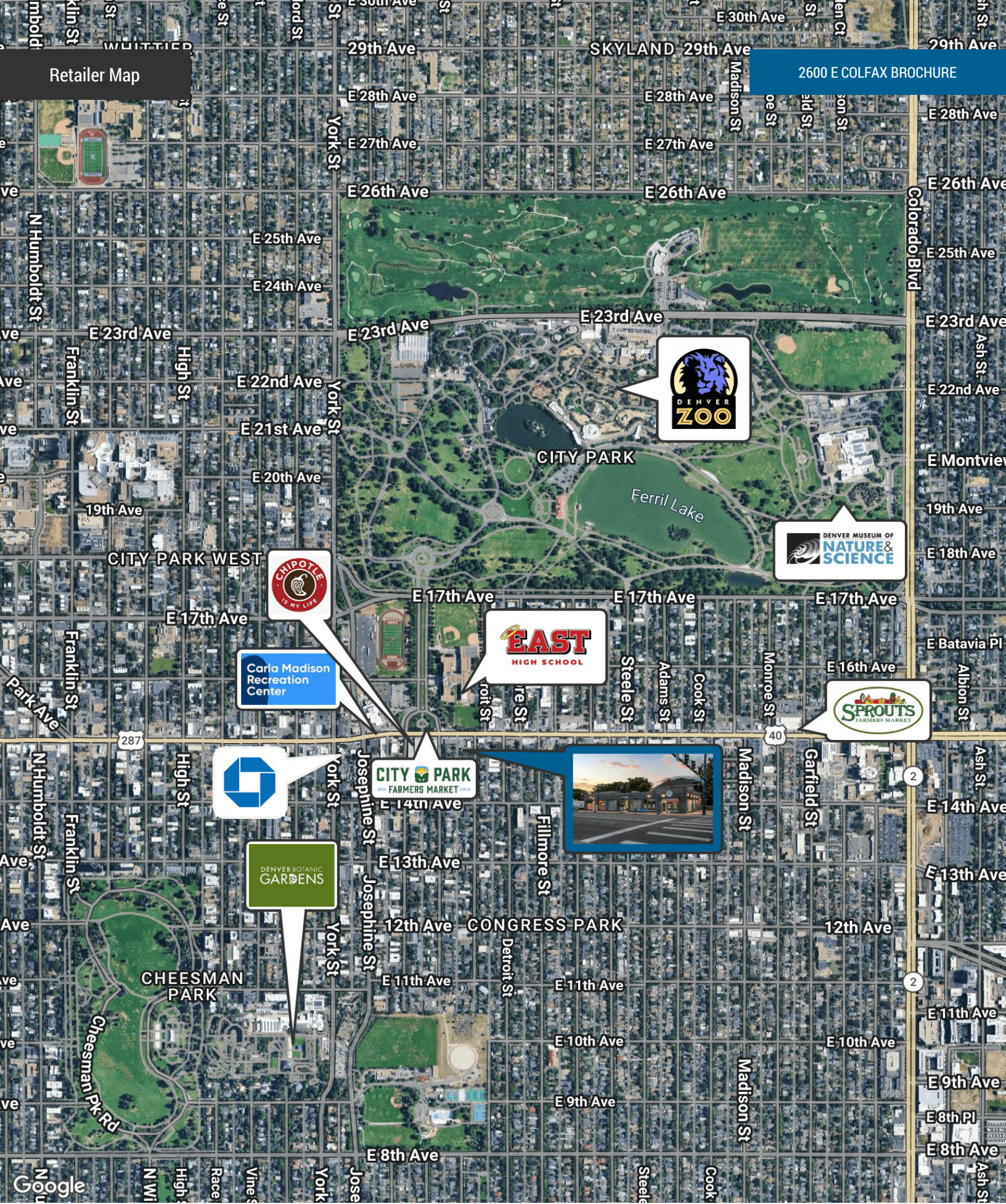
5 MILES

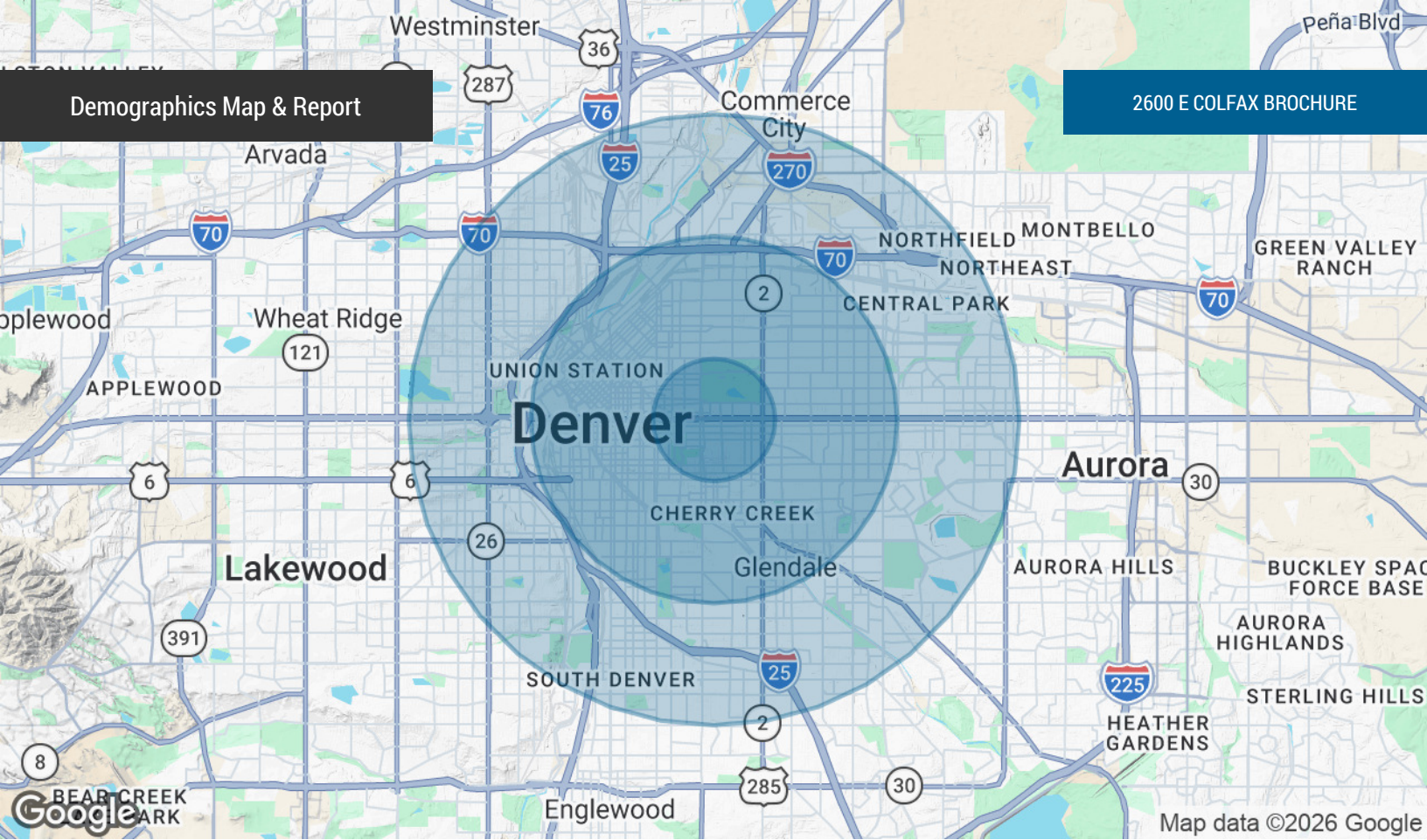
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|--------------------------|-----------|-----------|-----------|
| Total Households | 17,810 | 123,507 | 241,899 |
| Total Population | 30,851 | 225,433 | 487,677 |
| Average HH Income | \$122,408 | \$145,480 | \$136,078 |

OFFERING SUMMARY

| | |
|-----------------------|------------------|
| Lease Rate: | \$43 SF/yr (NNN) |
| Available SF: | 1,400 SF |
| Building Size: | 4,880 SF |







| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|-----------|-----------|-----------|
| Total Population | 30,851 | 225,433 | 487,677 |
| Average Age | 37.0 | 37.6 | 36.8 |
| Average Age (Male) | 38.1 | 37.7 | 36.8 |
| Average Age (Female) | 36.2 | 37.3 | 36.9 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total Households | 17,810 | 123,507 | 241,899 |
| # of Persons per HH | 1.7 | 1.8 | 2.0 |
| Average HH Income | \$122,408 | \$145,480 | \$136,078 |
| Average House Value | \$785,438 | \$821,497 | \$740,388 |

2023 American Community Survey (ACS)