

# Retail Space for Lease

3601 - 3615 W COLFAX AVENUE, DENVER, CO 80204



## Overview

Hoff & Leigh is excited to present this desirable retail space located at 3607 W Colfax on the corner of Lowell and Colfax, across the street from Seedstock brewery. This 734 SF unit has 1 private restroom, 1 private office/storage room, beautiful wood floors, and large windows for natural light.

**No tattoo or smoke/vape shop.**

For more info, please text/call Michael Crawford at (720) 683-0399 or Lisa Langiewicz at (970) 903-4198

734 SF: \$14.50 SF/YR + \$9.39 SF/YR NNN = \$1,461.27 / Month

Listing Website: <https://www.hoffleigh.com/listing/3601-3615-w-colfax-avenue/>

Unit:	Size:	Price:
3607	734 SF	\$14.50/SF/YR + \$9.39/SF/YR NNN = \$ 1,461.27 / Month

## Highlights

- Beautiful Wood Floors
- Private Restroom
- Private Office / Storage Room
- Growing Submarket on West Colfax
- High Traffic and Street Front Exposure
- Zoning: MS1
- [Enterprise Zone Property](#)

## Property Details



**Lease Rate**  
\$14.50 SF/YR  
(+ \$9.39 SF/YR NNN)



**Space Available**  
734 SF



**Building Size**  
5,565 SF



**Zoning**  
MS1

Rev: December 3, 2024



### Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.



**Michael Crawford**  
C: 720.683.0399  
O: 720.572.5187  
MCrawford@HoffLeigh.com

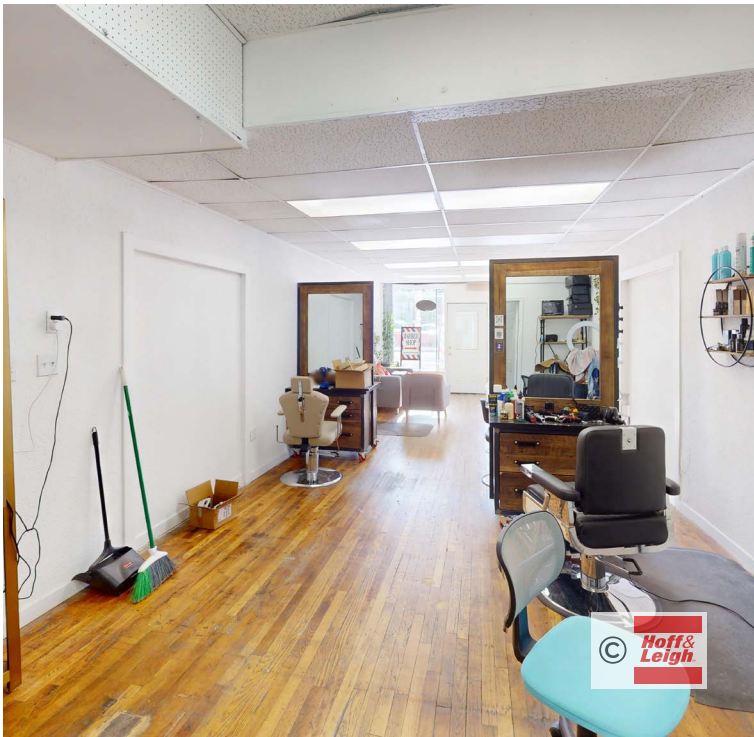
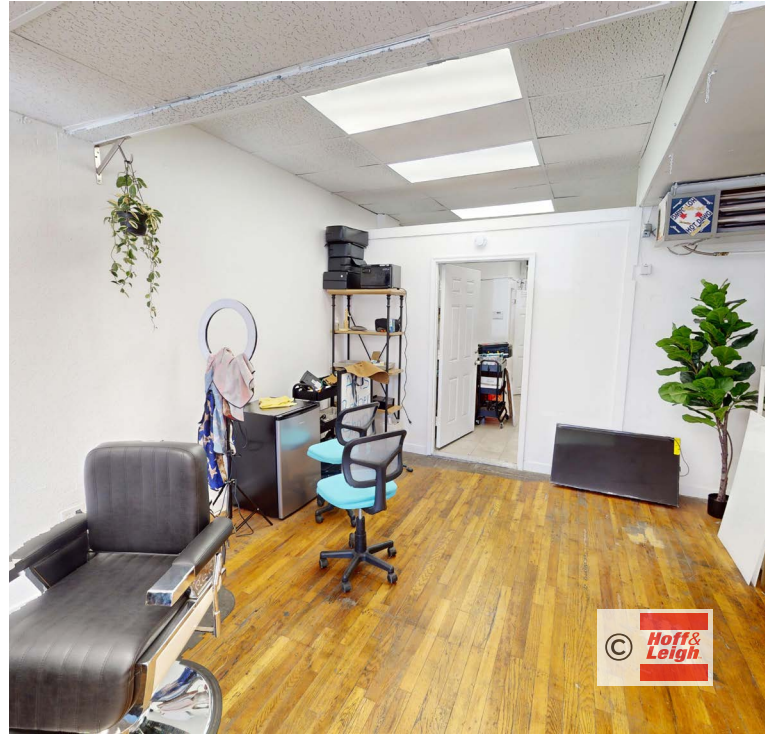


**Lisa Langiewicz**  
C: 970.903.4198  
O: 720.572.5187  
LisaL@HoffLeigh.com



# Retail Space for Lease

3601 - 3615 W COLFAX AVENUE, DENVER, CO 80204



Rev: December 3, 2024



## Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.



**Michael Crawford**

C: 720.683.0399

O: 720.572.5187

MCrawford@HoffLeigh.com



**Lisa Langiewicz**

C: 970.903.4198

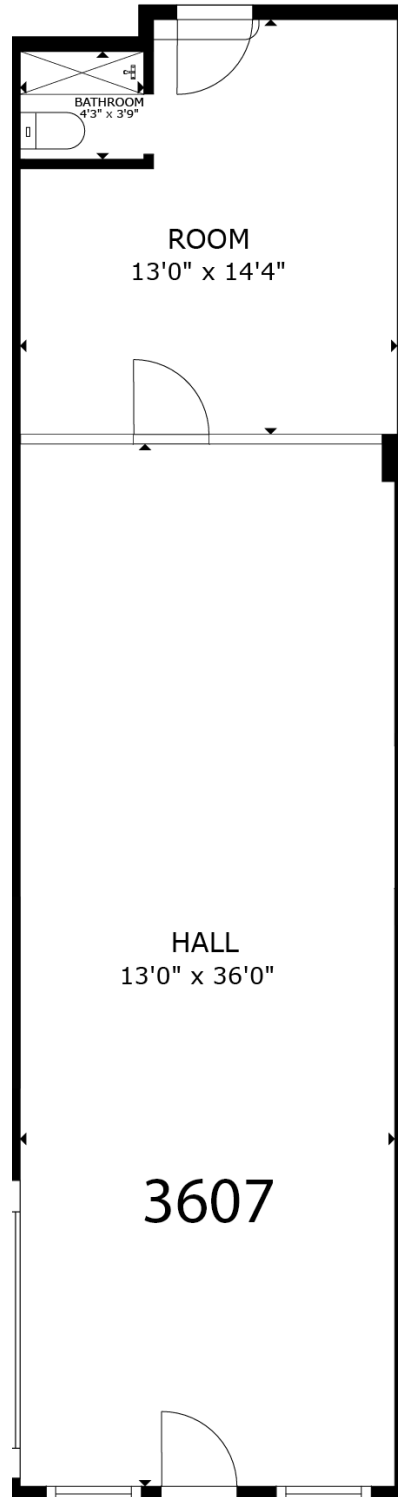
O: 720.572.5187

LisaL@HoffLeigh.com



# Retail Space for Lease

3601 - 3615 W COLFAX AVENUE, DENVER, CO 80204



Rev: December 3, 2024

## Our Network Is Your Edge



All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.



### Michael Crawford

C: 720.683.0399

O: 720.572.5187

MCrawford@HoffLeigh.com



### Lisa Langiewicz

C: 970.903.4198

O: 720.572.5187

LisaL@HoffLeigh.com

# Retail Space for Lease

3601 - 3615 W COLFAX AVENUE, DENVER, CO 80204

## DEMOGRAPHICS



**224,744**  
Population



**35.4**  
Median Age



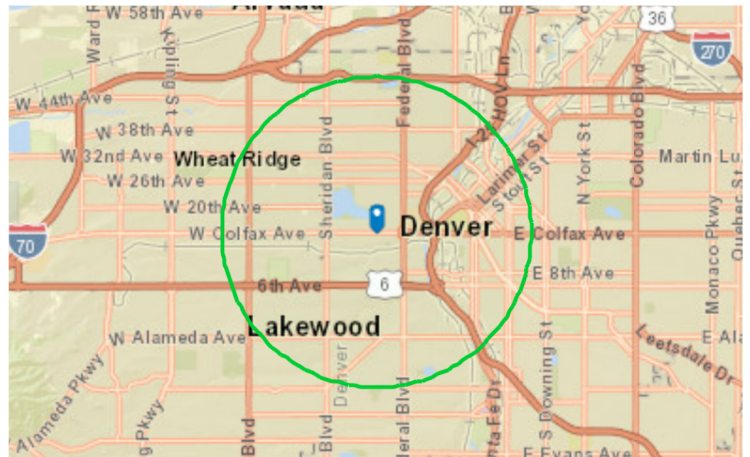
**2.0**  
Average Household Size



**\$79,474**  
Median Household Income

## TRAFFIC COUNT

Cross street	VPD	Distance
Lowell Blvd	29,173	0.0
Meade St	37,200	0.1
King St	31,903	0.1

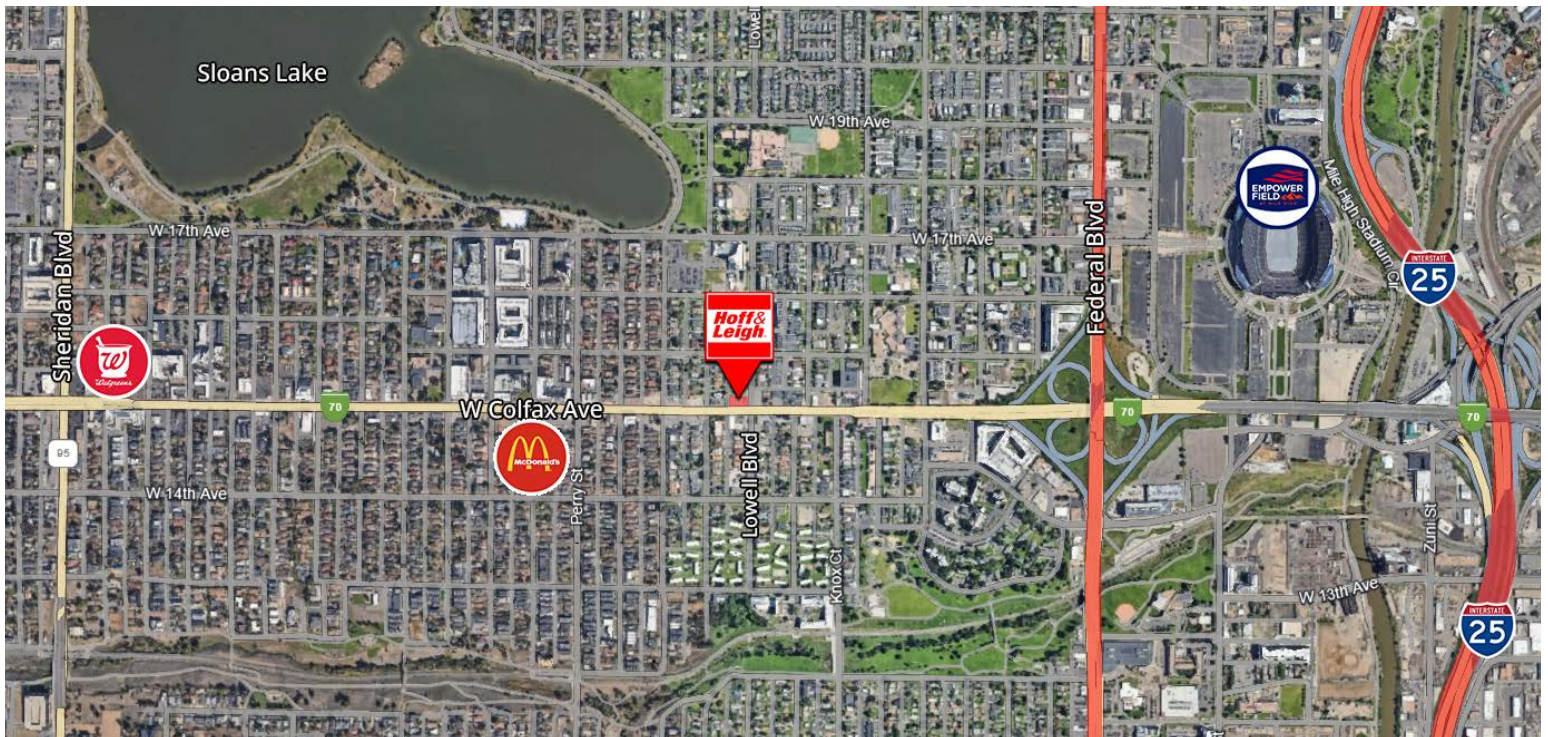
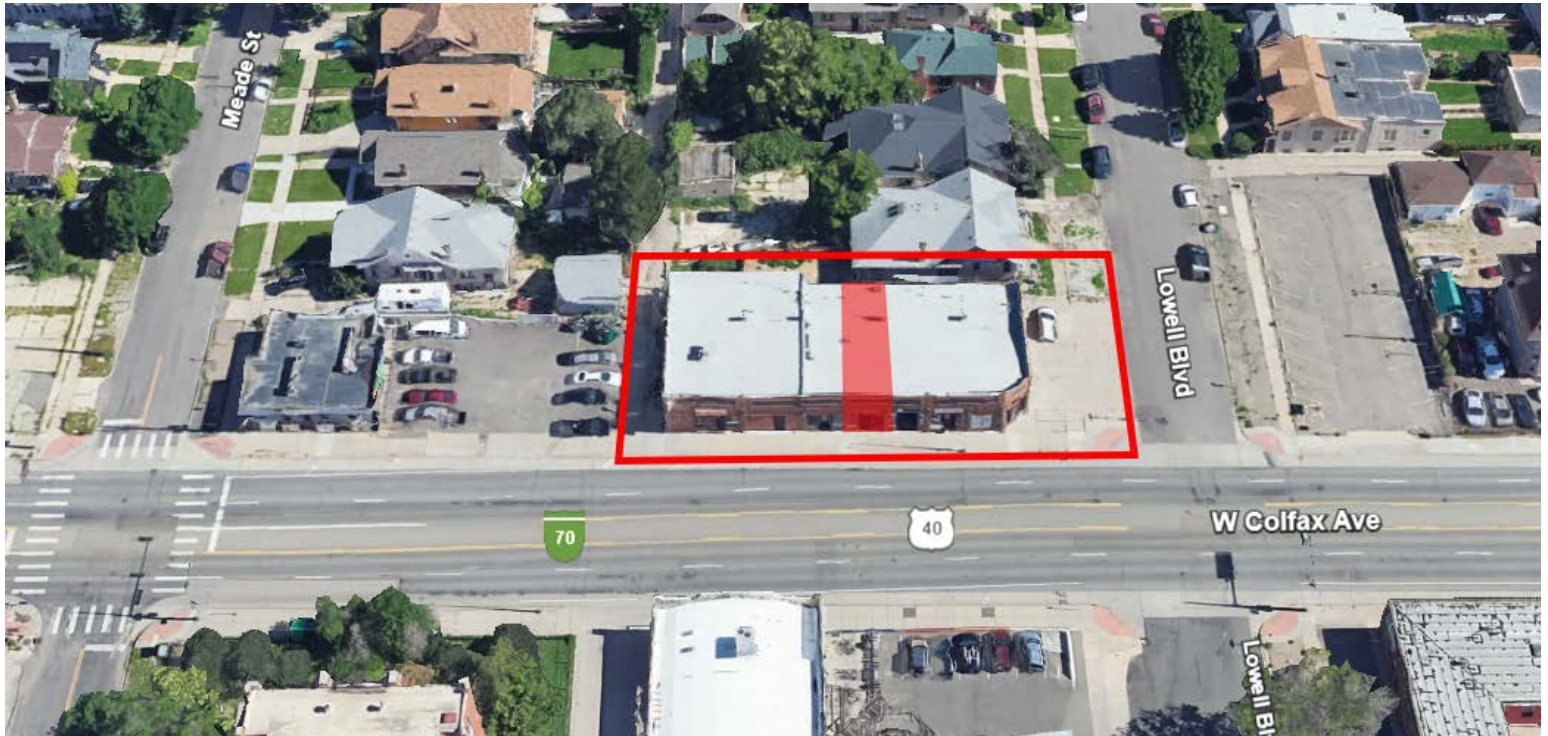


Rev: December 3, 2024



# Retail Space for Lease

3601 - 3615 W COLFAX AVENUE, DENVER, CO 80204



Rev: December 3, 2024

## Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.



**Michael Crawford**

C: 720.683.0399

O: 720.572.5187

MCrawford@HoffLeigh.com



**Lisa Langiewicz**

C: 970.903.4198

O: 720.572.5187

LisaL@HoffLeigh.com