



FOR SALE • OWNER-USER / REDEVELOPMENT

4350 W Colfax Ave

Denver, CO 80204 | West Submarket • Automotive Retail



Site aerial — W Colfax & Tennyson St



Corner aerial — signalized W Colfax frontage

PRICE	GLA	LOT	BUILT	ZONING	PARKING
\$1,295,000	976 SF	0.29 AC — Corner	1965	U-MS-5	45 Surface

PROPERTY OVERVIEW

4350 W Colfax Avenue is a turnkey automotive dealership on a hard, signalized corner at W Colfax Avenue and Tennyson Street in Denver's West submarket. The 12,500-square-foot corner parcel carries 141 feet of frontage on Colfax and 121 feet on Tennyson, with a fenced and paved display lot of roughly 45 spaces and a 976-square-foot masonry sales building with showroom, private office, and finished lower level. Zoned U-MS-5 — main-street mixed use up to five stories — and located in a Denver Enterprise Zone half a mile from RTD's Perry Station on the W Line, the site pairs an in-place dealer operation with genuine long-term redevelopment upside. With roughly 28,000 vehicles per day on W Colfax and a dense, fast-growing trade area, the property is a rare opportunity for owner-users, investors, and developers alike.

TRADE AREA & DEMOGRAPHICS

28,000+

Vehicles/Day

W Colfax Ave · 2026

U-MS-5

Five-Story Zoning

Mixed use · Enterprise Zone

Hard Corner

Signalized Frontage

Tennyson St & W Colfax · 141' + 121'

Radius	1-Mile	3-Mile
Population	28,736	198,722
Households	12,692	91,821
Median HH Income	\$82,866	\$93,624
Daytime Employees	4,812	165,474
Population Growth '25 – '30	4.80%	2.05%

Sources: CoStar (subject-centered), Denver Assessor, TrafficMetrix (2026). Demographic and traffic figures are estimates.



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INVESTMENT HIGHLIGHTS

- Hard, signalized corner at W Colfax Ave & Tennyson St — 141 feet of frontage on Colfax plus 121 feet on Tennyson.
- Turnkey dealer setup: fully fenced and paved display lot with roughly 45 spaces, showroom / sales office, private office, and finished lower level.
- U-MS-5 zoning permits mixed-use development up to five stories; the parcel sits in a Denver Enterprise Zone.
- The City of Denver's 2026 appraisal carries the land alone at \$1,125,000 — \$90 per square foot.
- Roughly 28,000 vehicles per day on W Colfax; I-70 Business carries 30,000+ vehicles per day two blocks north.
- Half a mile from Perry Station on RTD's W Line; about three miles to downtown Denver and Union Station.
- Dense infill growth: 4.8% projected one-mile population growth and 5.3% household growth, 2025–2030.
- Scarce product — small, dealer-ready corner lots on the Colfax corridor rarely come to market.

PROPERTY SPECIFICATIONS

PRICE**\$1,295,000****PRICE / SF LAND****\$103.60****BUILDING SIZE****976 SF****LOT SIZE****12,500 SF / 0.29 AC — Corner****STORIES****1 + finished lower level****YEAR BUILT****1965****CONSTRUCTION****Class C Masonry****ZONING****U-MS-5 (Mixed-Use • 5 Stories)****PARKING****45 Surface — fenced & paved****TRAFFIC COUNT****+/- 28,000 VPD****CROSS STREETS****W Colfax Ave & Tennyson St****SUBMARKET****Denver / West**

LOCATION & ZONING

Positioned on the West Colfax corridor between Sloan's Lake and downtown Denver, the site is minutes from I-70 Business, US 6, and Federal Boulevard, with Perry Station on RTD's W Line half a mile away and Union Station about three miles east. Under U-MS-5 zoning the corner supports retail, service, office, and residential uses up to five stories — allowing a dealer or other owner-user to operate today while preserving development optionality on one of Denver's fastest-improving corridors.

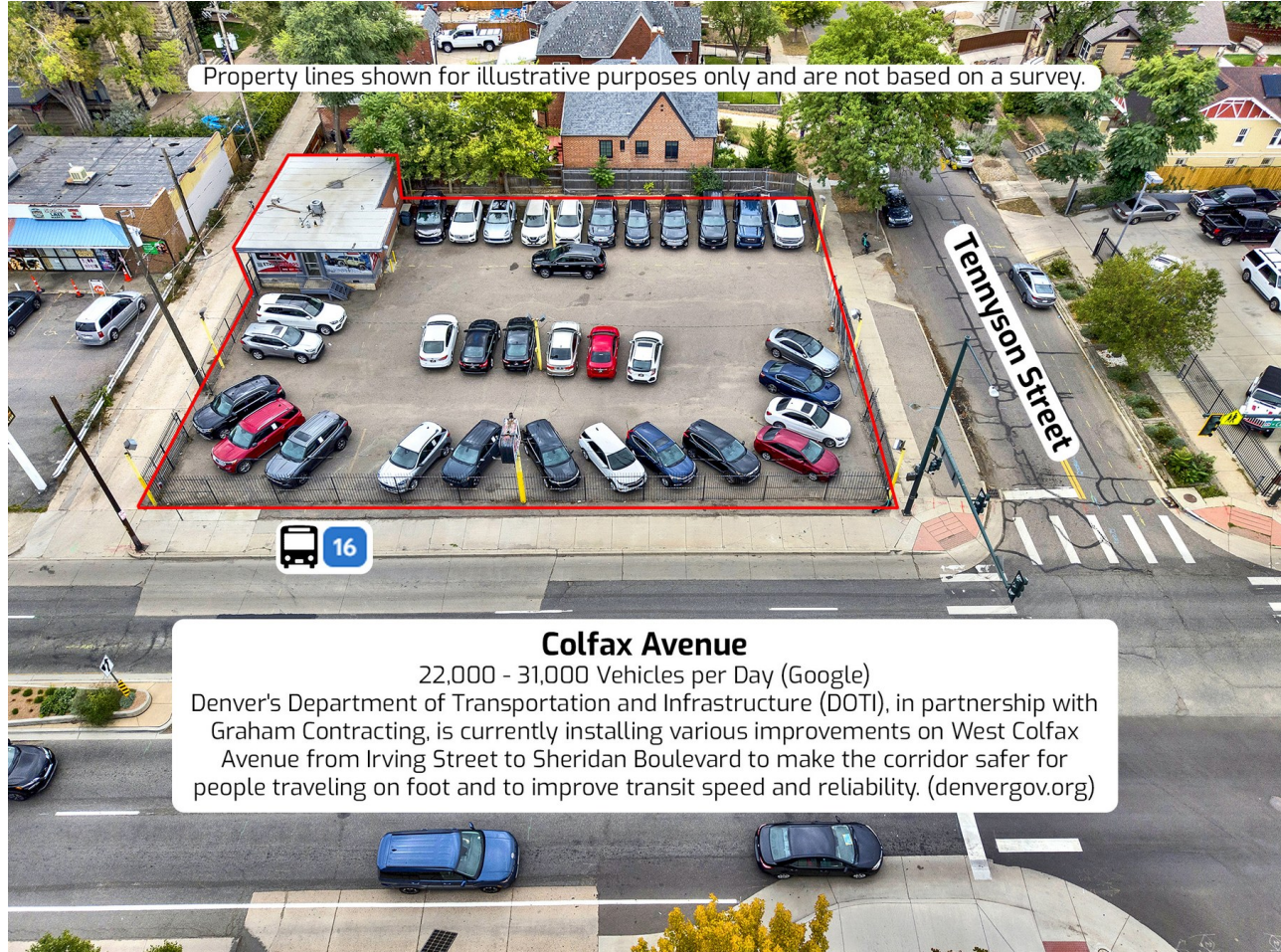
OFFERED AT \$1,295,000 • OWNER-USER / REDEVELOPMENT OPPORTUNITY



PROPERTY PHOTOS

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12,500 SF fenced corner parcel at W Colfax & Tennyson St — property lines for illustration only, not based on a survey



Customer lounge



Open sales floor

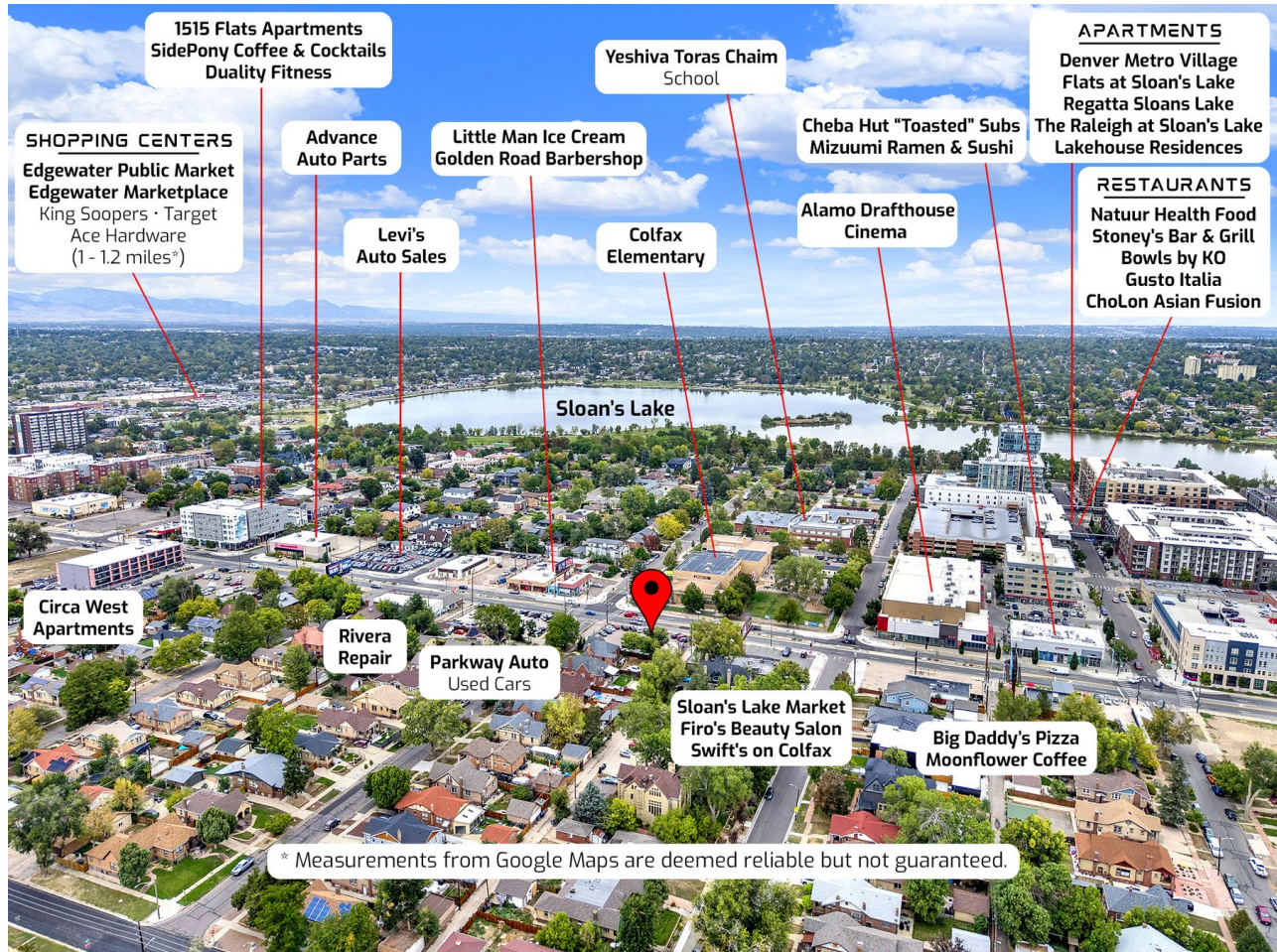


Private office

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THE NEIGHBORHOOD



Looking north across Sloan's Lake — distances per Google Maps, deemed reliable but not guaranteed

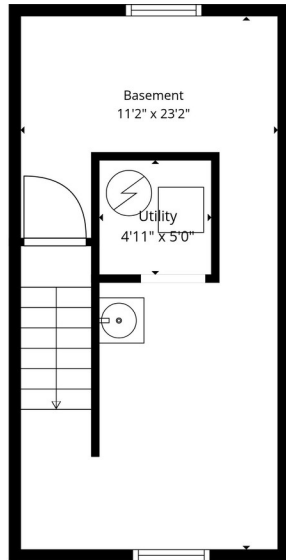
4350 W Colfax sits two blocks south of Sloan's Lake in one of Denver's most active infill corridors. New apartment communities surround the site, with Alamo Drafthouse, Little Man Ice Cream, and Edgewater Public Market nearby and Colfax Elementary directly across the street. Denver's Department of Transportation and Infrastructure is currently installing pedestrian and transit improvements on West Colfax from Irving Street to Sheridan Boulevard, a public investment that supports long term values on the corridor. RTD Route 16 stops at the property and Perry Station on the W Line is half a mile away.



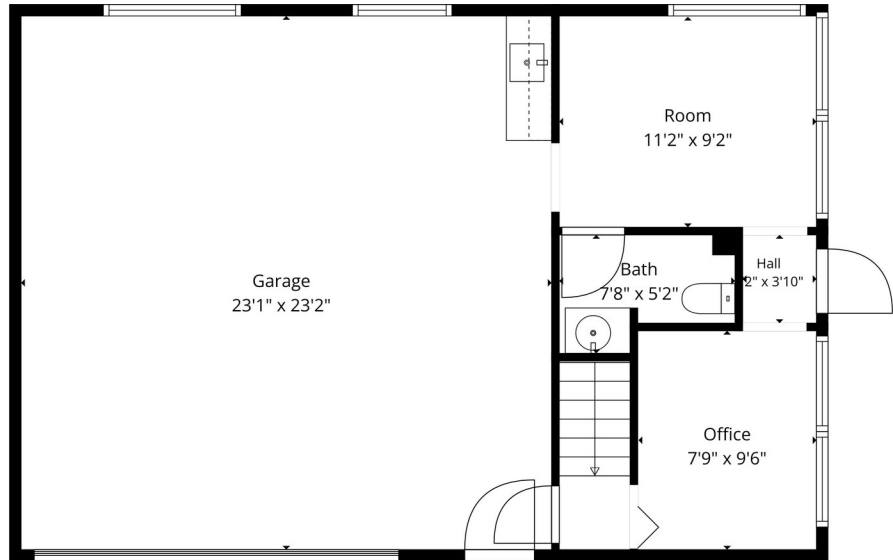
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FLOOR PLANS



Basement



1st Floor

TOTAL: 291 sq. ft

Basement: 0 sq. ft, 1st floor: 291 sq. ft

EXCLUDED AREAS: BASEMENT: 270 sq. ft, UTILITY: 24 sq. ft, GARAGE: 570 sq. ft

Floor plans for illustration. Measured areas exclude walls and may differ from the 976 SF public-record GLA.

BROUGHT TO YOU BY

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