



CRADDOCK
Commercial
Real Estate

Freestanding Building for Sublease

1433 N Washington St, Denver, CO 80203



Property Description

- Former Natural Grocers
- Sublease expires 3/31/29
- Master landlord will consider longer leases for qualified tenants
- Rare, abundant parking with 80 surface spaces
- Call for Pricing



Demographics

	1 mi.	3 mi.	5 mi.
Population (2024)	55,828	246,571	518,739
Daytime Pop.	129,123	398,153	685,215
Average Income	\$125,534	\$149,325	\$144,073



Location

SWQ of Colfax and Washington in Denver



Building Size

20,594 SF



Traffic Counts

Colfax Ave: 21,000 VPD

FOR MORE INFORMATION CONTACT:
James Craddock

303.379.9739 or james@craddockcommercial.com



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This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources we believe reliable and is subject to change.