

FOR SALE

AT THE HEART OF SLOAN'S
LAKE GROWTH CORRIDOR

Two Blocks from Sloan's Lake | Opportunity Zone | Rapid Residential Growth

Sloan's Lake is one of Denver's most desirable neighborhoods, offering a balance of lifestyle, recreation, and investment potential. The surrounding area features more than 8,000 residents, thousands of new doors in development, and easy access to Edgewater Public Market, Odell Brewing, Tap & Burger, Little Man Ice Cream, and Alamo Drafthouse. Just two blocks from the lake and five minutes from downtown, this corridor continues to attract significant redevelopment interest, making 3936 W Colfax Avenue ideally positioned for future growth.



TOTAL NEW DOORS: 330+
SURROUNDING POPULATION: ~8,500

NEARBY RESTAURANTS & BREWERIES
Odell Brewing - Sloan's Lake
Tap & Burger Sloan's Lake
Rupert's at the Edge
The Patio at Sloan's
Edgewater Public Market
West 29th Restaurant & Bar

RETAIL & GROCERY
Target (3 min)
King Soopers (2 min)

NEW DEVELOPMENTS
Wilder (196)
29x Apartments
Edgewater Flats (67)
Scene at Sloan's (67)
Alta Sloan's Lake



≈ 5 Minutes to Downtown Denver



FOR SALE
\$990,000.00

MS1 Zoning

4,539

Investment Potential

- Rehab Current Space for Retail/Restaurant
- Build 5 Townhomes
- Mixed Use Building
- Live/Work

Property Features

3936 W Colfax Avenue is a 4,539 square foot property in Denver's Main Street (MS) zoning district, allowing retail, restaurant, office, live/work, or residential uses. It features prime street-facing frontage for visibility and an attached large garage or warehouse suited for a commercial kitchen, storage, or production. The site also has verified potential for residential redevelopment, including townhomes or mixed-use infill, pending city approval. Located in a federally designated Opportunity Zone with over 40,000 vehicles passing daily, this property offers exceptional exposure, flexibility, and long-term investment potential in one of Denver's fastest-growing corridors.

