



1331

**E COLFAX AVENUE, UNIT 101
DENVER, COLORADO**

Kentwood

Commercial

FOR LEASE

Highly Visible Retail Space
on E Colfax Corridor

LEASE SUMMARY

Storefront Retail Space Available for Lease on E Colfax Corridor

This 1,050 SF end-unit storefront retail space presents a prime leasing opportunity along the highly trafficked E. Colfax corridor in Denver's vibrant City Park West neighborhood. Benefiting from excellent visibility and strong daily traffic counts, the property offers outstanding exposure for retailers and service-oriented businesses alike. The space features an attractive brick exterior and expansive storefront windows that flood the interior with natural light while creating a strong street presence and branding opportunity. Inside, the layout is open and highly functional, allowing for a variety of retail configurations. A private office and in-suite restroom provide added convenience, while additional accessory storage in the lower level offers valuable flexibility for inventory or back-of-house needs. As an end-unit, the space enjoys enhanced visibility and accessibility, further complemented by ample surface parking for both customers and employees. Building signage is available, providing tenants with the ability to capitalize on the high-profile location. Surrounded by dense residential neighborhoods, popular dining destinations, and neighborhood-serving retail, this location places tenants in the heart of one of Denver's most active urban corridors. Ideal for boutique retail, showroom, or service users, this space combines character, functionality, and unmatched exposure along one of the city's most iconic thoroughfares.

Property Highlights

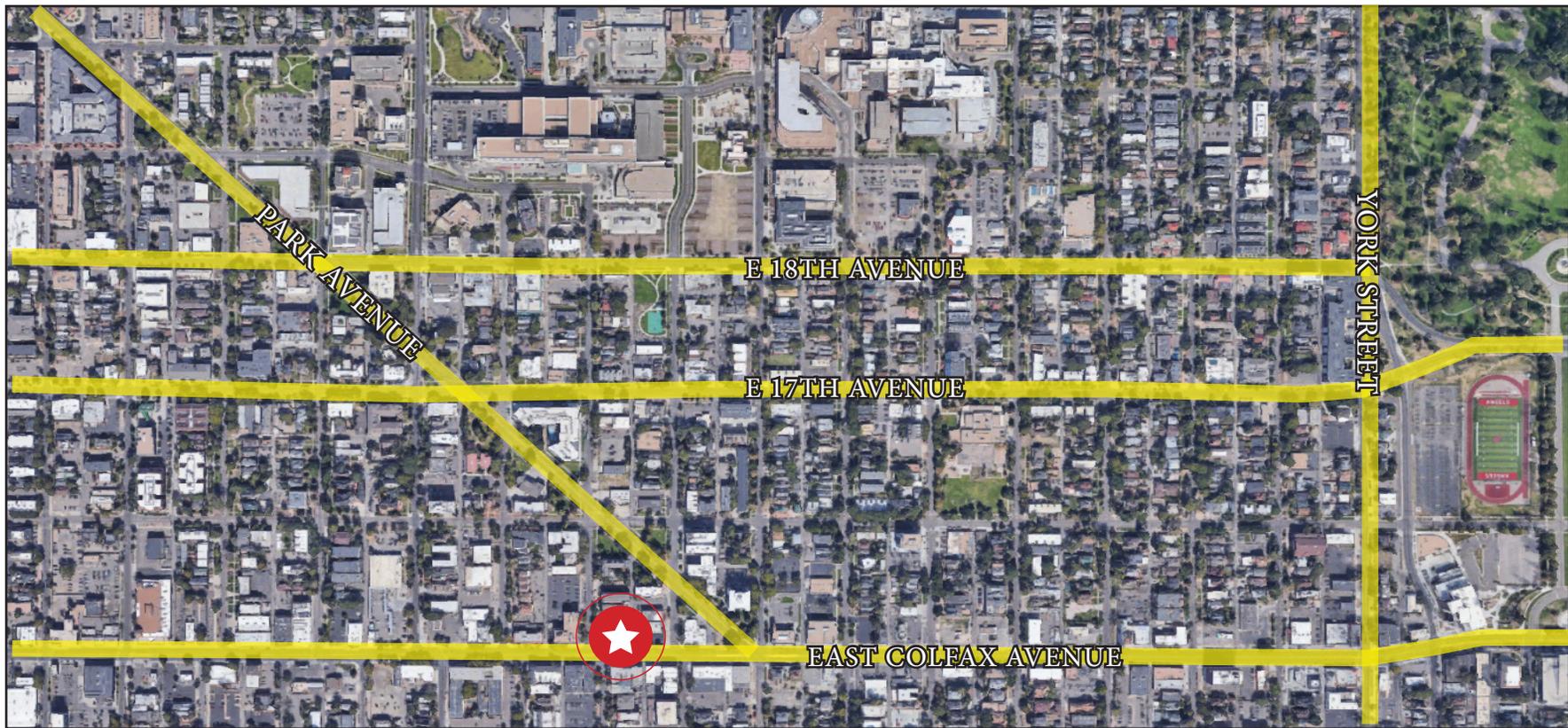
- » Prime location along the E Colfax corridor near City Park
- » Classic brick exterior with strong street presence
- » Two large storefront windows providing abundant natural light
- » Single-story layout ideal for a multitude of retail uses
- » Additional accessory storage available in lower level
- » Building signage available
- » Ample surface lot parking



LEASE RATE	Contact Broker
SPACE AVAILABLE	1,050 SF
PROPERTY TYPE	Retail
CONSTRUCTION	Masonry
BUILDING STORIES	1
YEAR BUILT	1983
PARKING	Surface Lot
SUBMARKET	City Park West
ZONING	C-MS-5

SPACE PHOTOS





AREA HIGHLIGHTS

DINING/BARS/COFFEE

- White Pie
- D.P. Dough Denver
- Brothers BBQ
- Olive and Finch
- Thai Basil
- Walter's 303 Pizzeria & Publik House
- One Fold
- Hive Garden Bistro
- The Porchetta House
- The Weathervane Cafe
- Doppio Coffee
- Stoney's Uptown Joint

CULTURE/RECREATION

- City Park
- Denver Zoo
- Museum of Nature and Science
- City Park Golf Course
- Carla Madison Recreation Center

HEALTH & WELLNESS

- Orange Theory
- Samadhi Yoga Sangha
- Star Cycle Denver
- Woodhouse Spa Denver
- Jalan Facial Spa

RETAIL/SERVICES

- Talulah Jones Gifts
- Marczyk Fine Foods
- Sun Market
- Natural Grocers
- 7-Eleven
- Star Salon
- Three Little Birds Salon
- FirstBank
- MidwestOne Bank
- Babylon Floral
- LivWell
- Dependable Cleaners