

4600 E. COLFAX AVE.

Denver, CO 80220

FOR LEASE



FOR LEASE ~1,000 SF RETAIL SPACE - HALE/EAST COLFAX

Property Highlights

- Charming ±1,000 SF retail space with high ceilings, wood floors, and abundant natural light
- Prime East Colfax frontage with excellent visibility on one of Denver's busiest corridors
- Strong surrounding residential density providing consistent daily customer traffic
- Excellent transit access with RTD bus lines and easy connectivity to Downtown and Aurora
- Proven neighborhood retail location with strong synergy from nearby restaurants and local businesses



Property Facts

Availability	~1,000 SF
Building Size	7,744 SF
Parking	Contact Broker
Zoning	U-MS-3

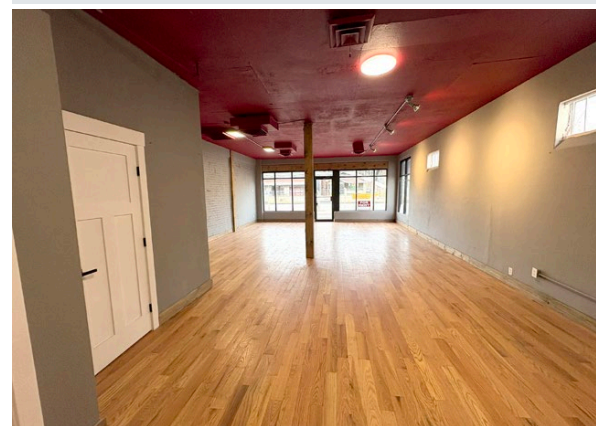
Lease Rate: \$1,750/Month MG

NAI Shames Makovsky

Solomon Stark

303 565 3032

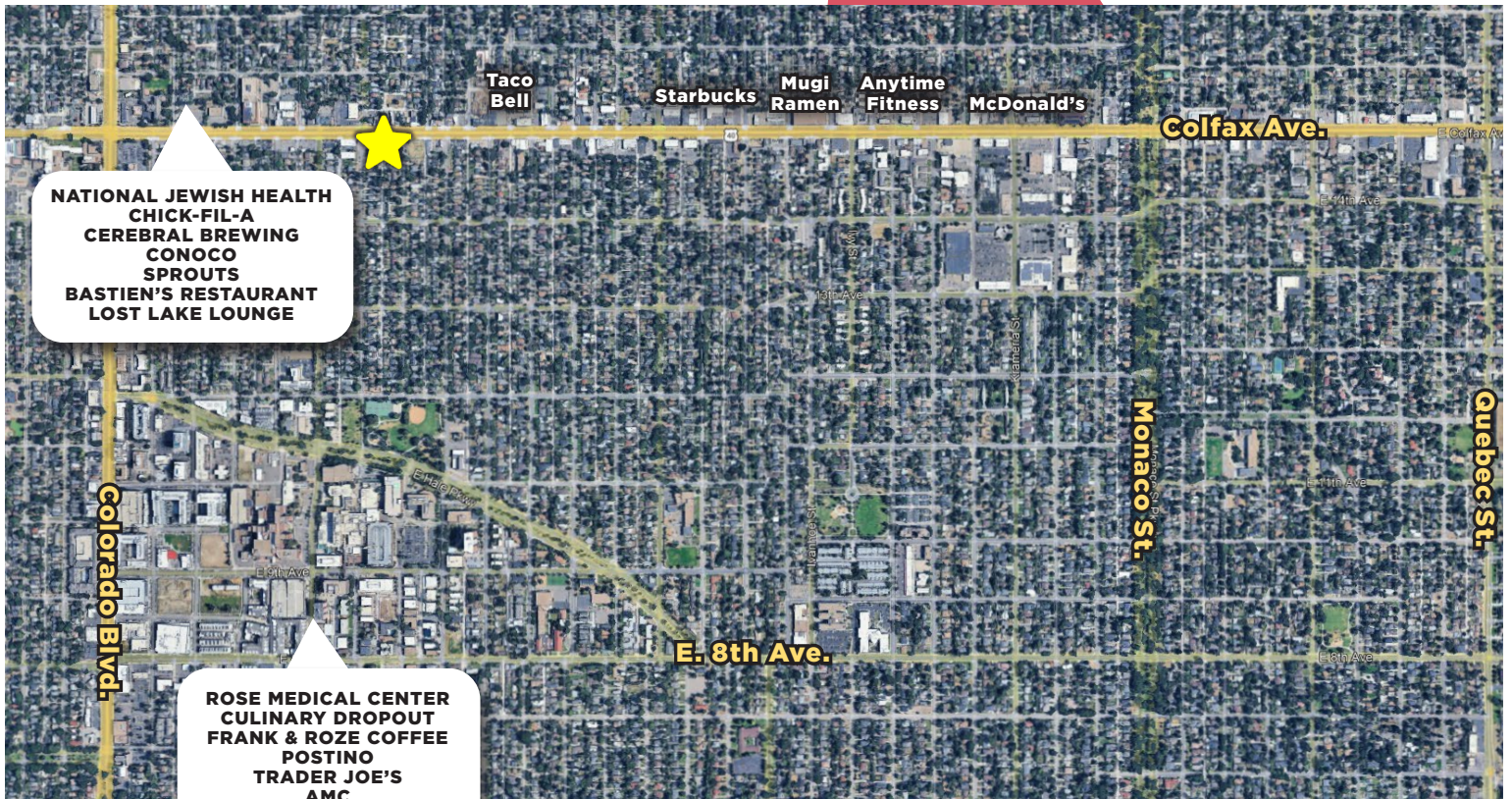
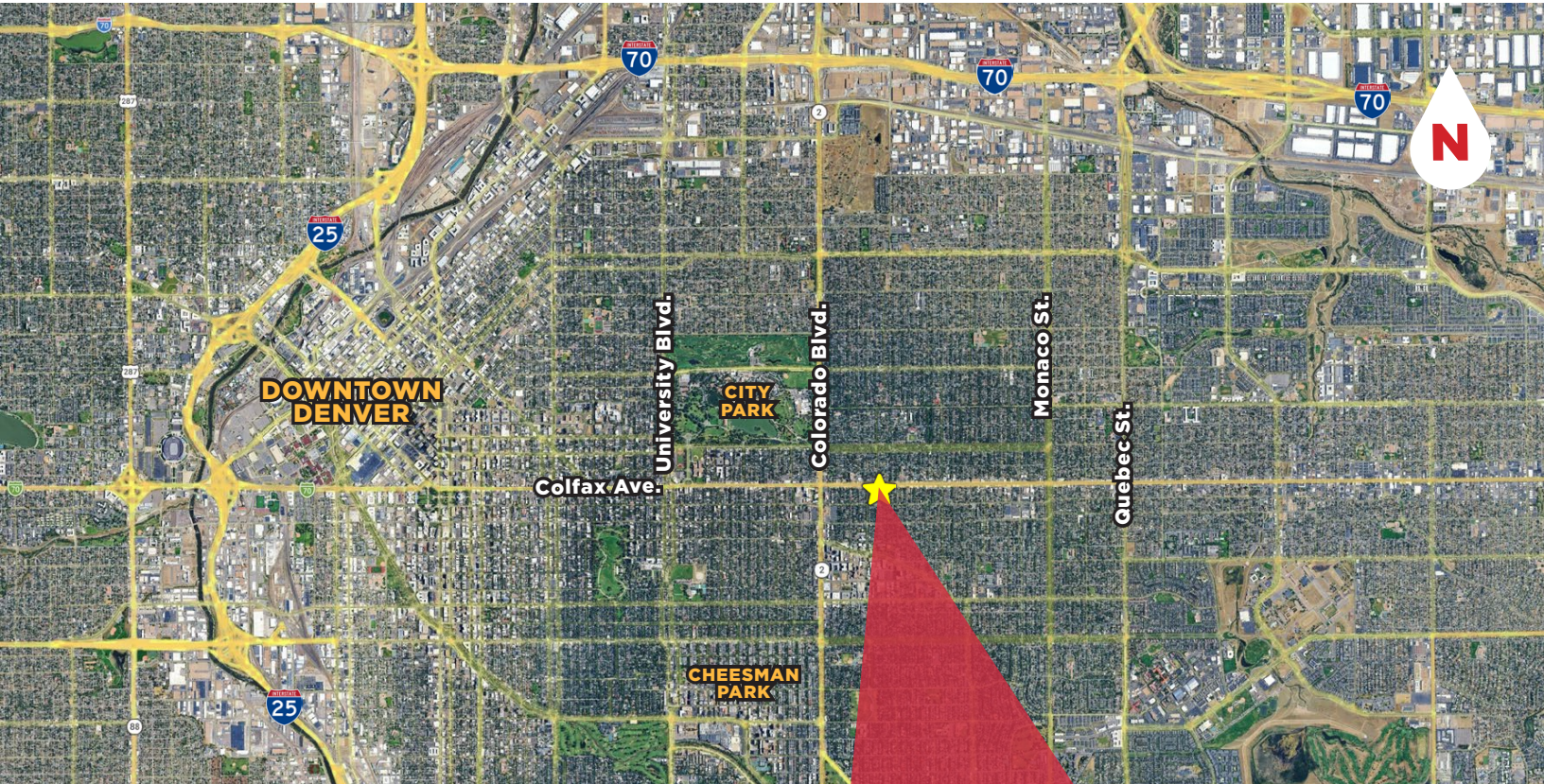
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PHOTOS



4600 E. Colfax Ave.



**NATIONAL JEWISH HEALTH
CHICK-FIL-A
CEREBRAL BREWING
CONOCO
SPROUTS
BASTIEN'S RESTAURANT
LOST LAKE LOUNGE**

**ROSE MEDICAL CENTER
CULINARY DROPOUT
FRANK & ROZE COFFEE
POSTINO
TRADER JOE'S
AMC
SNOOZE
CHEBA HUT
HUCK COFFEE**

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