



**FOR LEASE: RETAIL**

**U-MS-3  
ZONING**

**900 - 1,200 SF  
SQUARE FEET**

**\$2,000 - \$2,667/MO.  
LEASE RATE**



## **EAST COLFAX & HOLLY STREET RETAIL SPACE FOR LEASE**

**OFFERED BY:**

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**5600 E. Colfax Avenue  
Denver, CO 80220**



## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Available SF:	900 - 1,200 SF
Lease Rate:	\$2,000.00 - 2,667.00 per month (MG)
Gas/Electric:	Tenant
Year Built:	1928
Building Size:	6,191 SF
Zoning:	U-MS-3

### PROPERTY OVERVIEW

5600 E Colfax Avenue is a multi-tenant Retail building located at the corner of Colfax Avenue & Holly Street. The property is well located near the Park Hill/Montclair/Hale Neighborhoods in a stretch of East Colfax that is full of eclectic Shops, Restaurants, Retailers and Services. The available spaces feature street level Retail exposure, large glass storefront windows, building signage, an open floorplan, and additional basement storage. The U-MS-3 zoning permits a wide variety of uses and would be ideal for a Tenant seeking great Retail access and exposure with abundant Colfax vehicle and foot traffic.

### PROPERTY HIGHLIGHTS

- Highly Visible Retail Storefront with Ample Foot Traffic and Exposure
- Excellent Location at the Center of the Park Hill/Montclair/Hale Neighborhoods
- Exterior Building Signage Available
- Opportunity to Join a Vibrant and Diverse Business Community

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## ADDITIONAL PHOTOS





# LOCATION MAP

