

CAPITOL HILL EAST COLFAX AVE. LAND AVAILABLE FOR SALE OR LAND LEASE

1801 E. Colfax Ave., Denver, CO 80218



PROPERTY DESCRIPTION

For Sale/Land Lease/Build To Suit

PROPERTY HIGHLIGHTS

- Located at a signalized corner. Former carwash site. **Suitable for:** retail, drive-thru, office or apartments up to 5 - 7 stories **(with incentives for affordable housing)** Owners are open to discussions for a land lease or build to suit opportunity.
- Double sided billboard included.

TRAFFIC COUNT

E. Colfax Ave. W of Williams St.	37,318/vpd
E. Colfax Ave. E of Gilpin St.	35,901/vpd
E. Colfax Ave. E of Race St.	25,850/vpd

OFFERING SUMMARY

Sale Price:	\$2,400,000
Lot Size:	0.36 Acres
Taxes:	\$36,297.44 (2023)
Zoning:	C-MS-5
Buildable:	Approx. 7,000 SF Retail Building

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2024 Population	44,561	231,484	499,069
Average Household Income	\$102,083	\$118,804	\$113,655
Businesses	4,559	26,984	43,541
Employees	27,035	261,633	405,789

* Demographics and Traffic Counts provided by CoStar

LOUIS LEE

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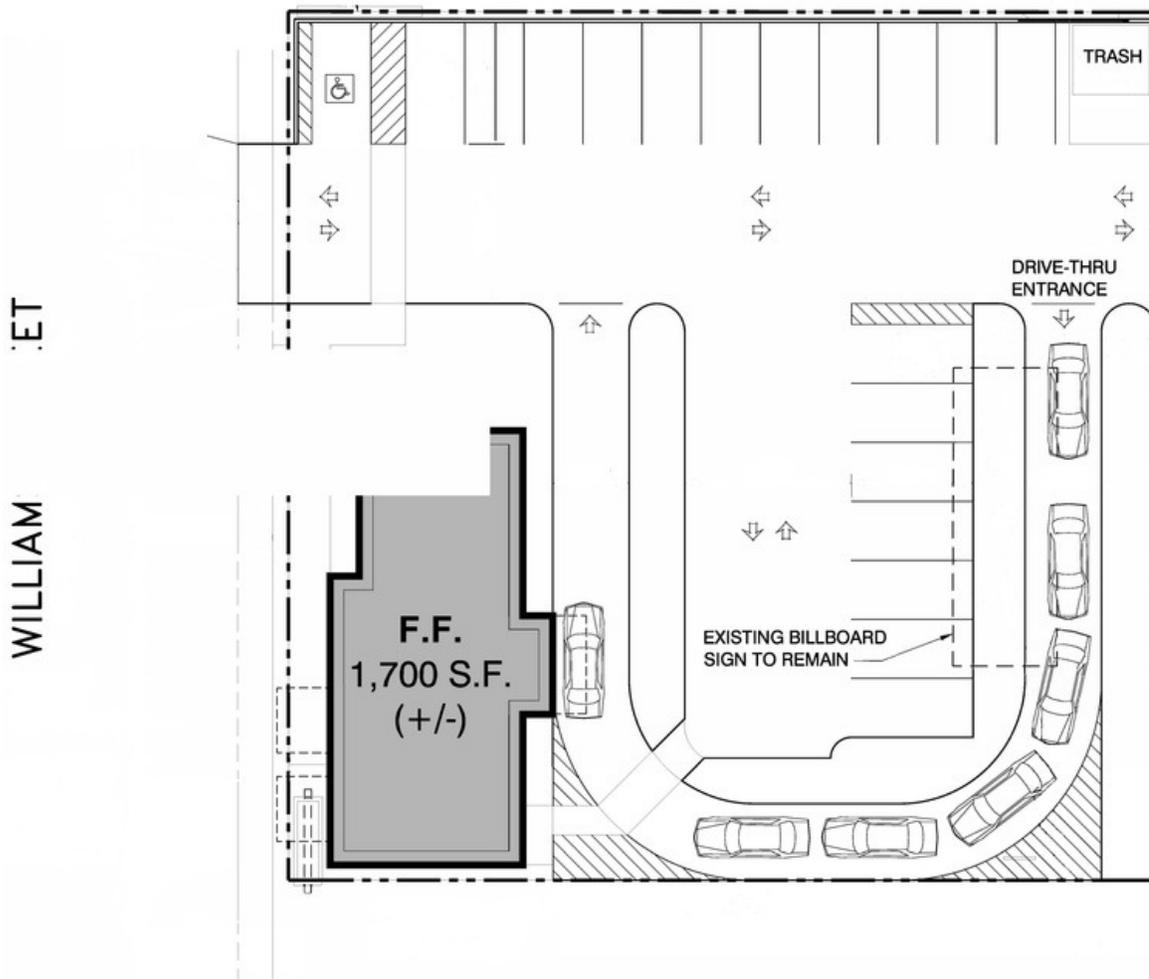
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Potential Drive Thru Site Plan



EAST COLFAX AVENUE

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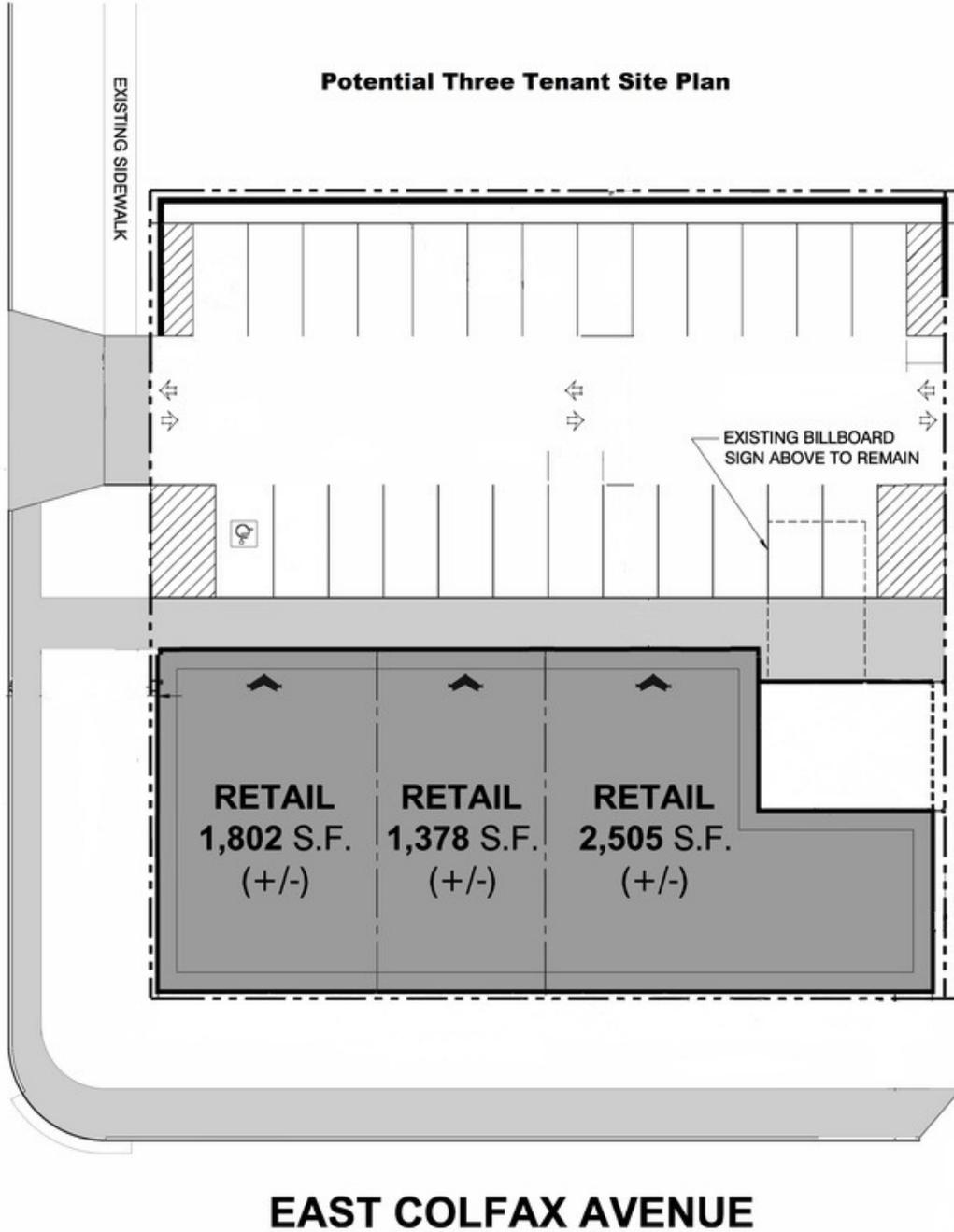
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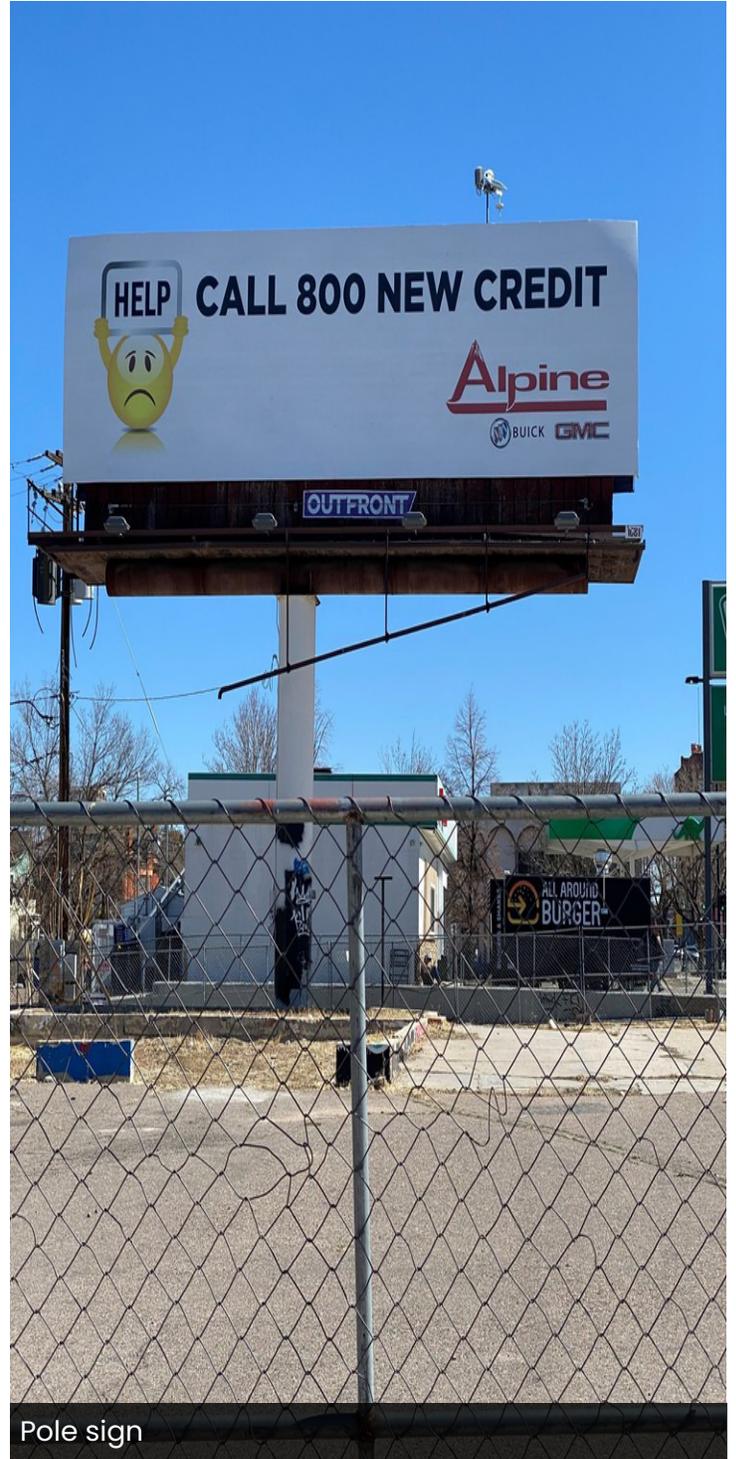
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Double sided sign



Pole sign

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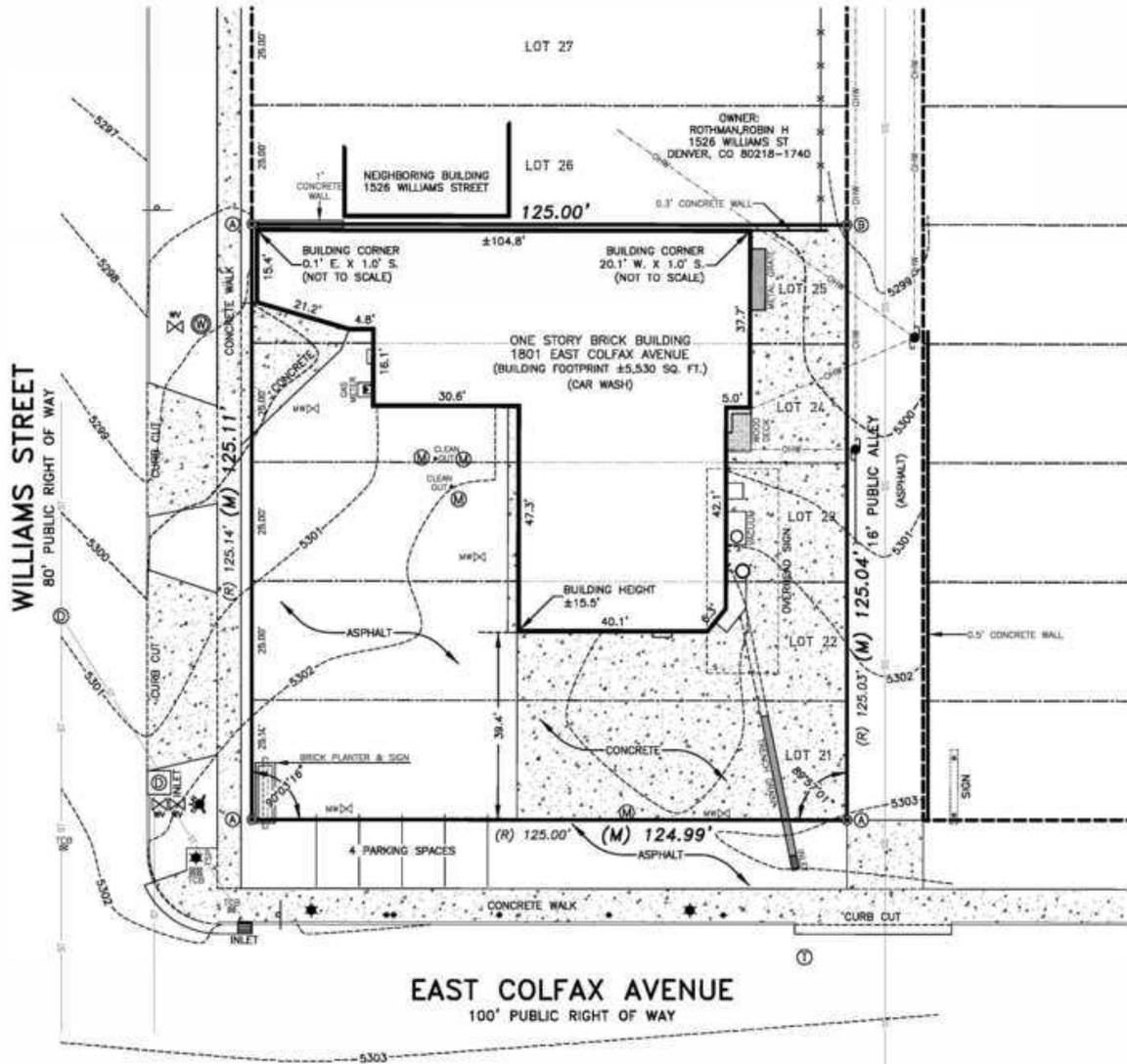
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SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 3 SOUTH,
RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY & COUNTY OF DENVER, STATE OF COLORADO

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