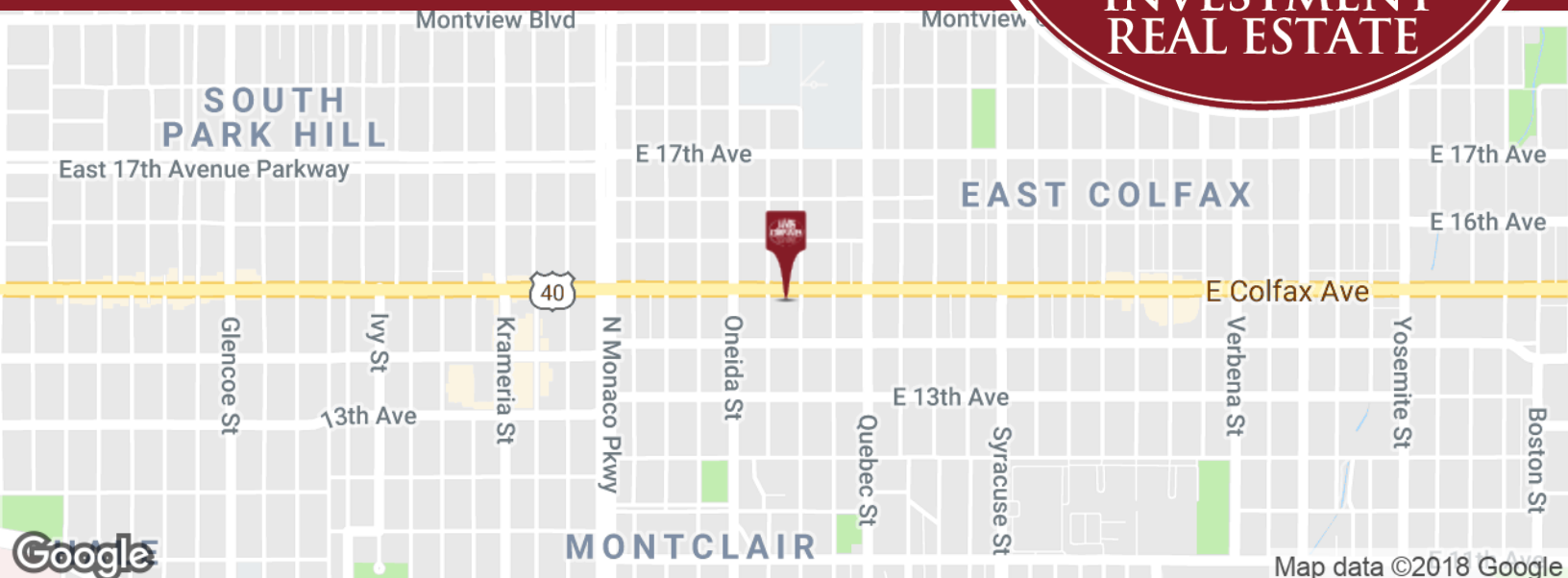




RETAIL PROPERTY FOR LEASE

RETAIL SPACES IN MONTCLAIR NEIGHBORHOOD, EAST COLFAX AVENUE
7000 - 7010 E. COLFAX AVE, DENVER, CO 80220



Presented By:
JAY M. SONEFF, MBA
PRESIDENT
303.295.1815
JAY@JAMISCO.COM

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	2,475 - 8,975 SF
Lease Rate:	\$15.00 SF/yr (MG)
Lot Size:	0.67 Acres
Year Built:	1929
Building Size:	8,975
Renovated:	2016
Zoning:	E-MS-3
Market:	Montclair
Submarket:	E. Colfax

PROPERTY OVERVIEW

Extremely well located retail opportunity located at 7000 E. Colfax. A very attractive, renovated building is available for lease. This prime corner property is currently divided into two spaces of 2,500 sq. feet and 6,500 s.f.

Smaller spaces could be available depending on type of use and tenant credit. Ideal uses would include custom furniture business, office supply, phone store, professional gym and other traditional retail uses. Lease rates starting at \$15.00/ft.

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
Space 1	\$15.00 SF/yr	2,475 - 8,975 SF
Space 2	\$15.00 SF/yr	6,500 - 8,975 SF

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ADDITIONAL PHOTOS



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PRESIDENT

303.295.1815

JAY@JAMISCO.COM

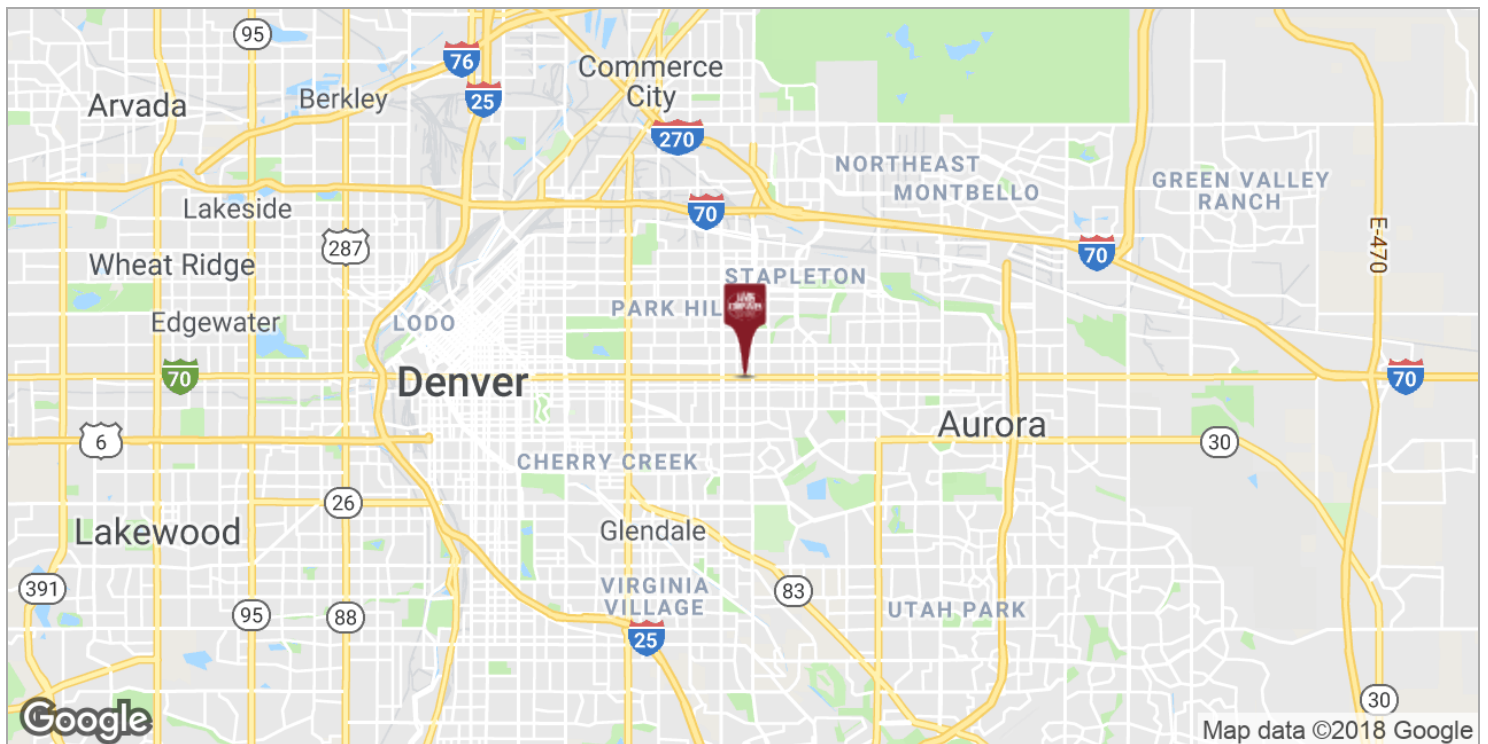
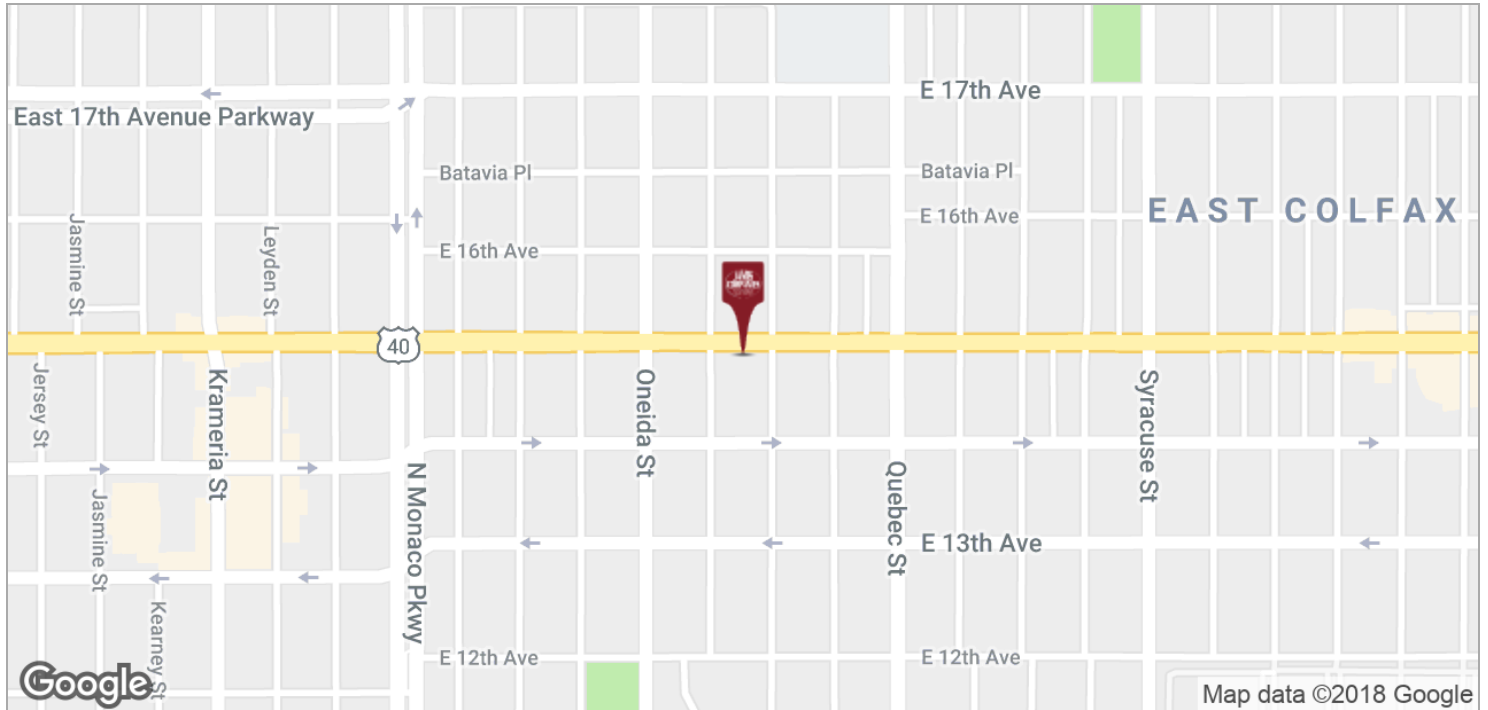
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LOCATION MAPS



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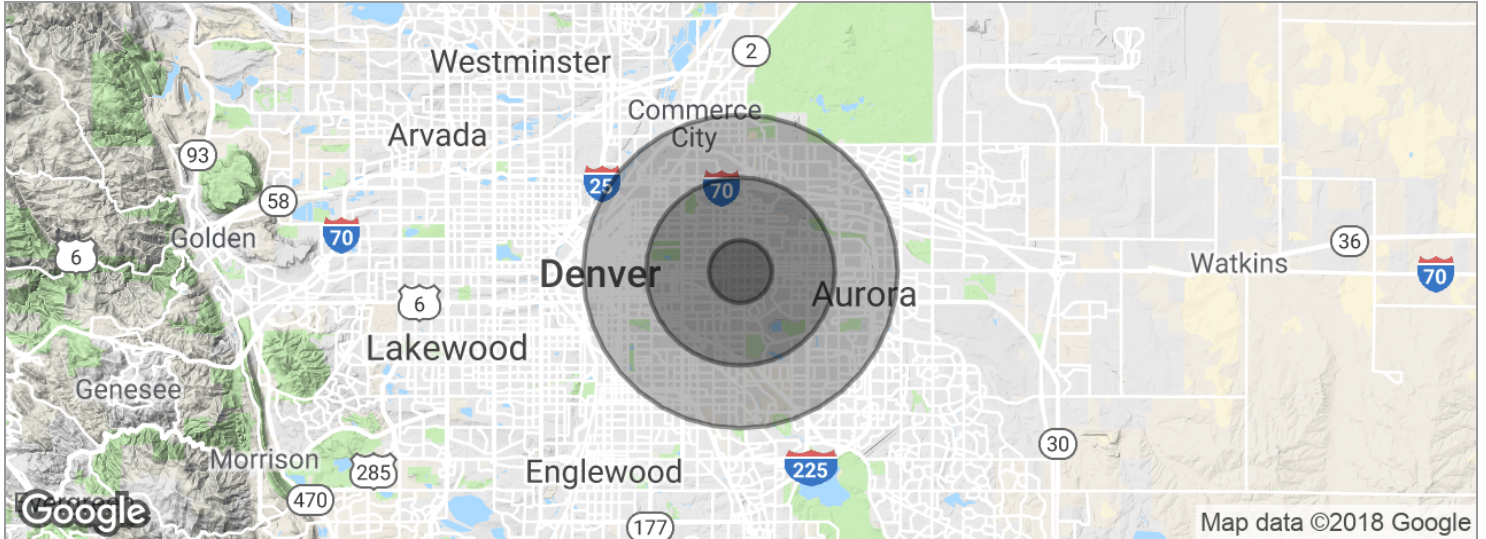
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DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
Total population	17,910	134,563	380,853
Median age	34.5	35.4	34.8
Median age (Male)	34.5	35.2	34.4
Median age (Female)	34.5	35.5	35.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	7,990	59,351	171,220
# of persons per HH	2.2	2.3	2.2
Average HH income	\$78,510	\$77,639	\$68,365
Average house value	\$326,976	\$433,590	\$393,993

** Demographic data derived from 2010 US Census*

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