

1515 FLATS @ SLOANS LAKE - STREET RETAIL AVAILABLE

COLFAX AVENUE & VRAIN STREET | DENVER, COLORADO 80204



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Est. Population	25,960	190,150	465,018
Avg Household Inc	\$51,945	\$70,640	\$70,939
Employees	4,609	145,498	360,057
Businesses	603	12,771	32,017

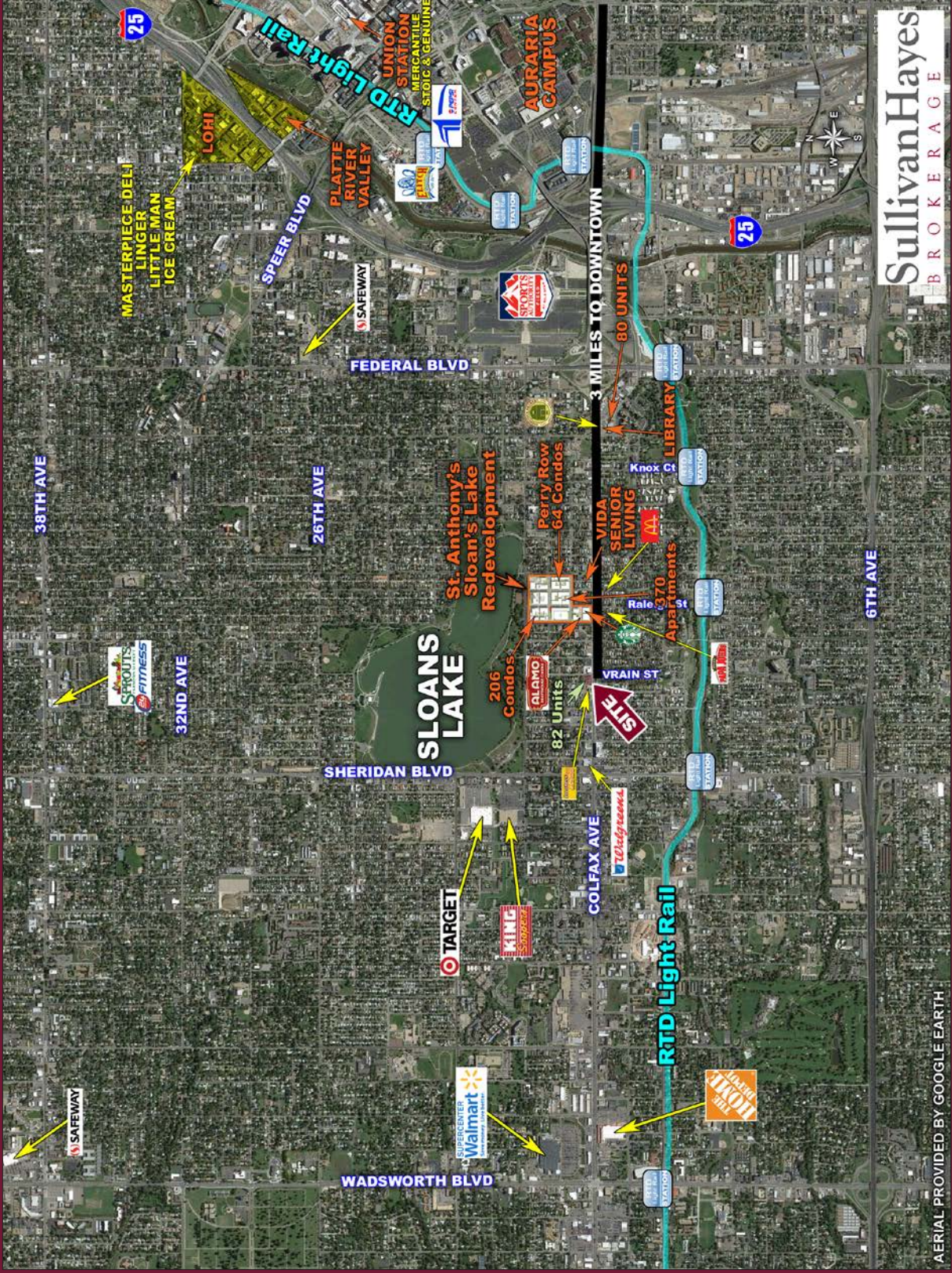
Demographics Source: Applied Geographic Solutions 2016

TRAFFIC COUNTS

On Colfax east of Sheridan Blvd 25,275 cars/day
 On Colfax west of Sheridan Blvd 30,228 cars/day*

Source: DRCOG 2015, *2013

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AERIAL PROVIDED BY GOOGLE EARTH

INFORMATION

- Fantastic Colfax frontage - ideal for coffee, deli, restaurant, services, & medical
- High traffic counts, great demos and street parking in front of space as well
- 3 blocks from St. Anthony redevelopment with Alamo Drafthouse and other quality restaurants

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1301 Canyon Boulevard | Suite 228 | Boulder, Colorado 80302 | 303.534.0900 Fax: 303.831.1333 | www.sullivanhayes.com

SullivanHayes
B R O K E R A G E

WE ARE RETAIL
A MEMBER OF CHAINLINKS
RETAIL ADVISORS

David Dobek
ddobek@sullivanhayes.com
720.382.7598

Michael DePalma
mdepalma@sullivanhayes.com
720.382.7597

Sean Kulzer
skulzer@sullivanhayes.com
720.382.7596