

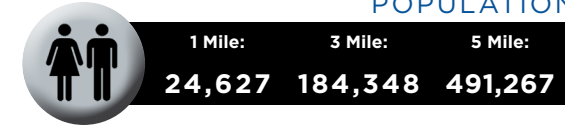
# COLFAX RETAIL AVAILABLE

7540 E Colfax Avenue, Denver, CO 80220

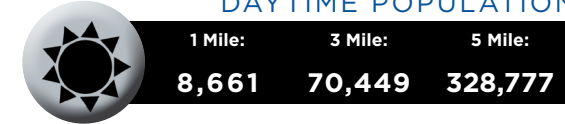


## DEMOGRAPHICS

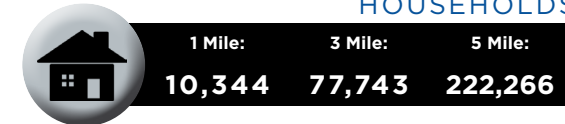
### POPULATION



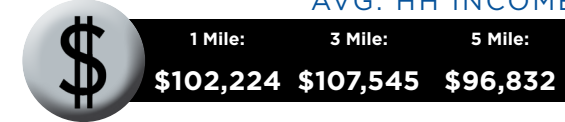
### DAYTIME POPULATION



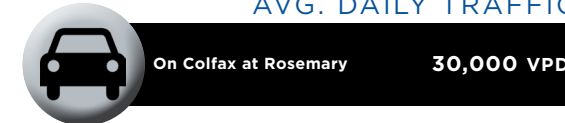
### HOUSEHOLDS



### AVG. HH INCOME



### AVG. DAILY TRAFFIC



## PROPERTY OVERVIEW:

- 2,734 SF End cap available for lease
- High traffic counts - approx. 30,000 vpd (Nov 2019)
- Ample natural light with glass storefront
- Adjacent parking lot with 15 spaces
- 2 restrooms
- Current Tenants include a barbershop, salon, & convenience store
- Ideal coffee shop location

For more information,  
contact:

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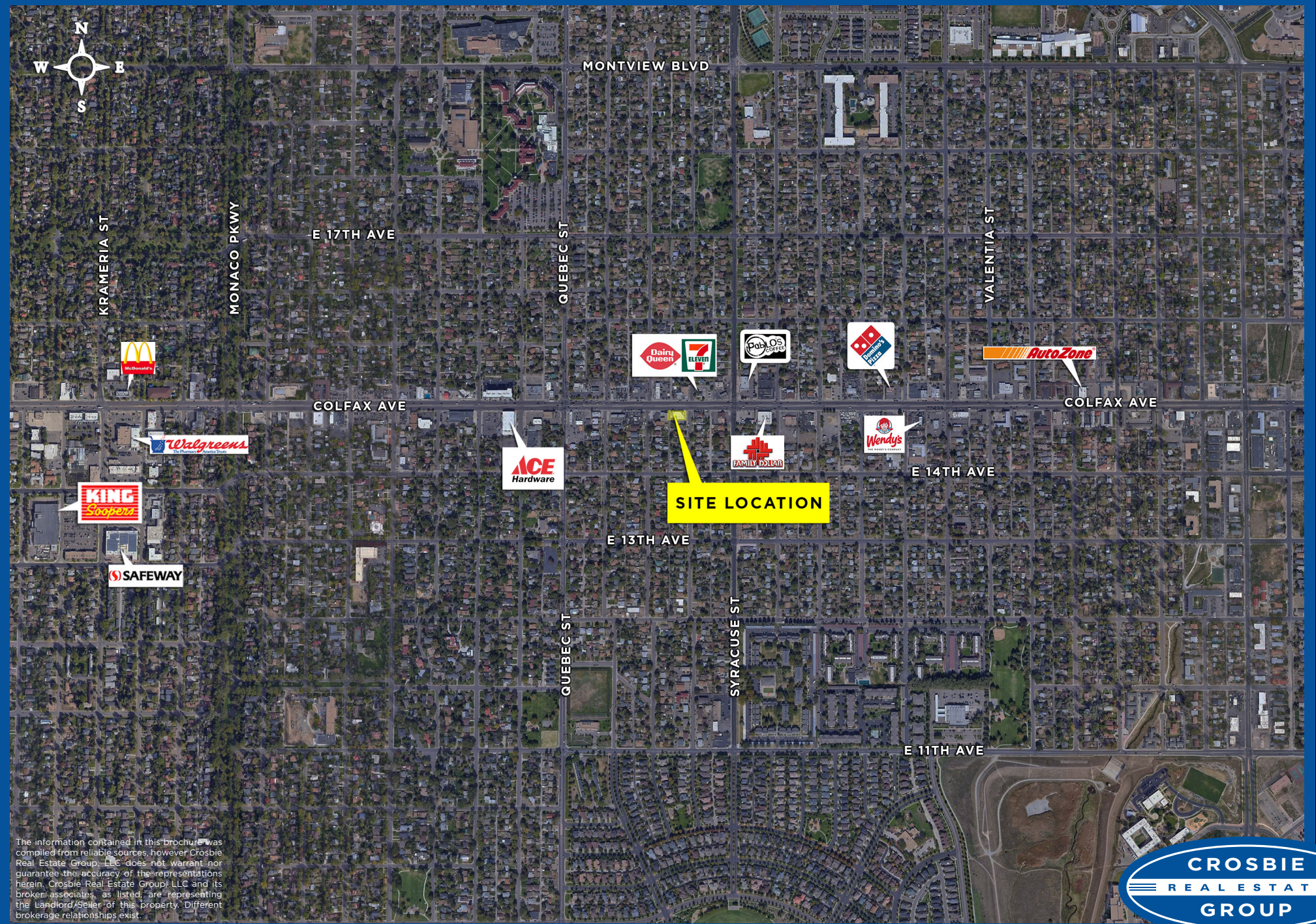
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