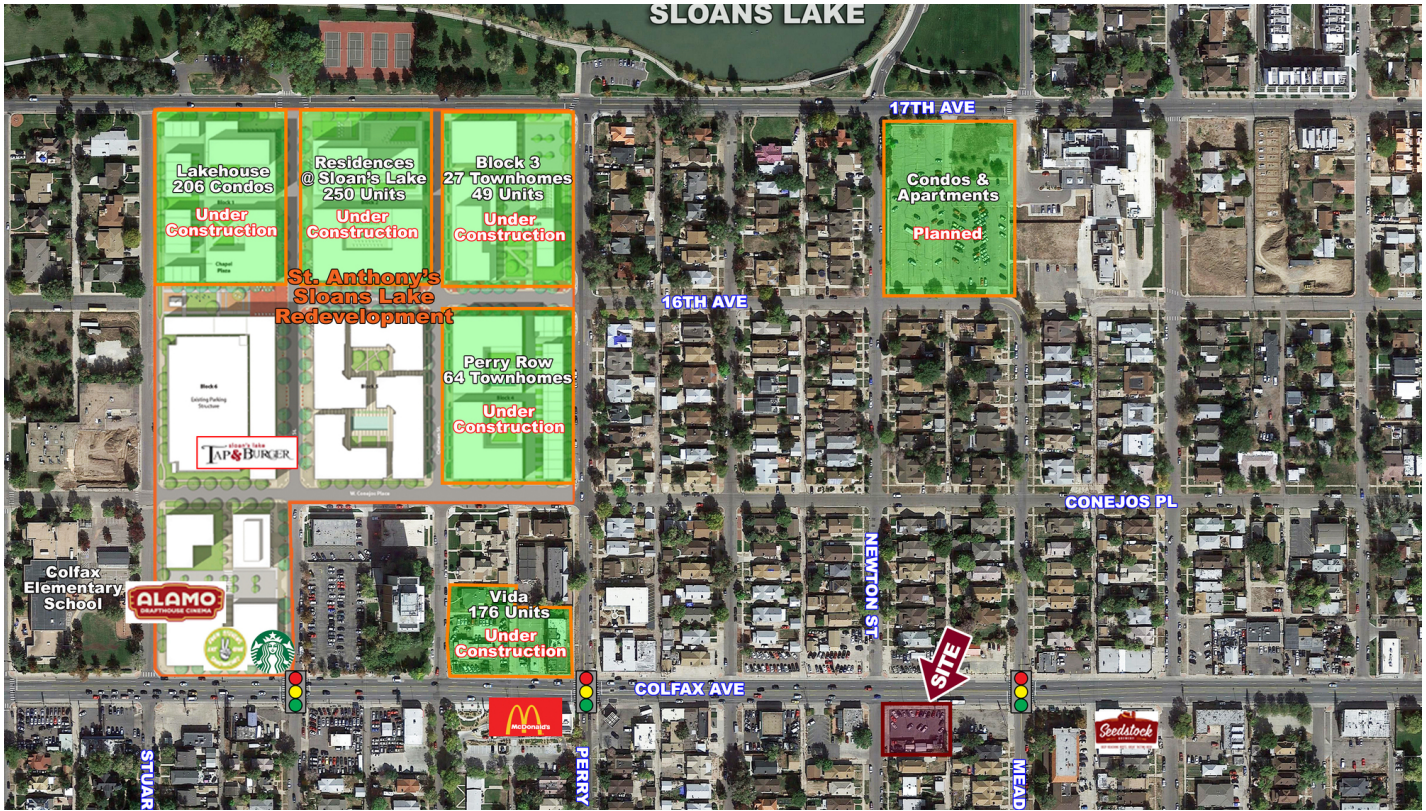


# SEC W COLFAX AVE. & NEWTON ST.

3722 W COLFAX AVENUE | DENVER, CO 80204



## PROPERTY HIGHLIGHTS

- Pad Site Available For Lease or BTS
- Urban infill opportunity
- Close Proximity to Sloan's Lake Redevelopment
- Approximately 2,000 residential units under construction or planned in immediate area
- Perry and Knox Light Rail Stations just blocks away

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	25,104	207,337	475,314
Avg HH Income	\$56,760	\$73,907	\$77,313
Employees	4,813	203,580	364,995
Businesses	609	16,571	32,727

## TRAFFIC COUNTS

Source: DRCOG 2013, CDOT 2016

On Colfax Ave. east of Knox Ct.	27,000 cars/day
On Colfax Ave. east of Federal Blvd.	46,000 cars/day
On Perry St. south of Colfax Ave.	4,879 cars/day

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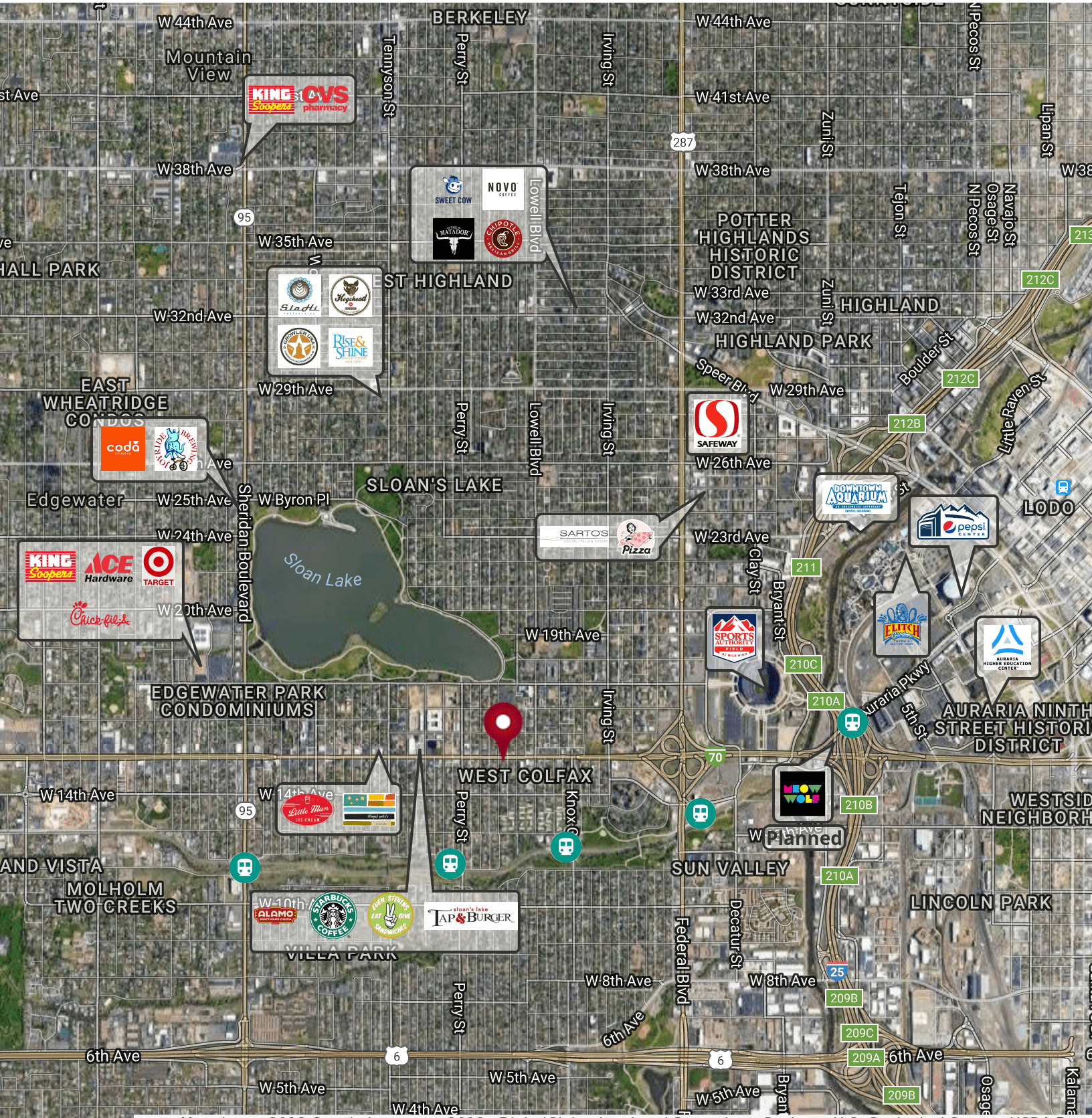
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