



3610 West

New Retail Opportunity

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Location: 3610 West Colfax Avenue, Denver, CO 80204

Building

Description: 5,170 gsf barreled roof building built in 1928

Land Area: 13,375 sf

Zoning: U-MS-3

Lease Rate: \$30.00/SF NNN

Estimated Expenses: \$6.75/SF

Comments: New retail opportunity along the West Corridor. Centrally located within 4 blocks of the West Line's Knox Station and just three blocks from Sloan Lake. Perfect for yoga studio, fitness gym, coffee shop, sandwich shop or creative space. Emerging neighborhood in need of local services. On the forefront of the St. Anthony's redevelopment and offered at a competitive price.

Visit: www.3610west.com for more information, to see our renderings or to download siteplan and layout.



Visit 3610West.com

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3610 West Siteplan



Sloan Lake
(under 1/4 mile)



Knox Station
(under 1/4 mile)

West Colfax Avenue



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