

# Retail Space on Colfax: 4,000 SF Available

COLFAX & PEARL | 534 EAST COLFAX AVENUE | DENVER, CO 80203



## FEATURES

- 4,000 SF End-Cap available for lease
- Exclusive Retail Parking
- Join Vitamin Cottage, City Vet, Argaunot Liquor, Office Depot, McDonald's and 7-Eleven in the immediate trade area

## DEMOGRAPHICS

Source: *Allocate 2018*

	1 MILE	2 MILE	3 MILE	5 MILE
2018 Population	48,513	127,392	227,019	504,992
Avg Household Inc.	\$73,901	\$89,536	\$99,617	\$97,181
Employees	11,810	210,400	274,326	416,867
Businesses	7,736	15,828	22,595	37,089

## TRAFFIC COUNTS

Source: *CDOT 2017*

On Colfax Ave west of Washington St	25,000 cars/day
On Colfax Ave east of Grant St	28,000 cars/day



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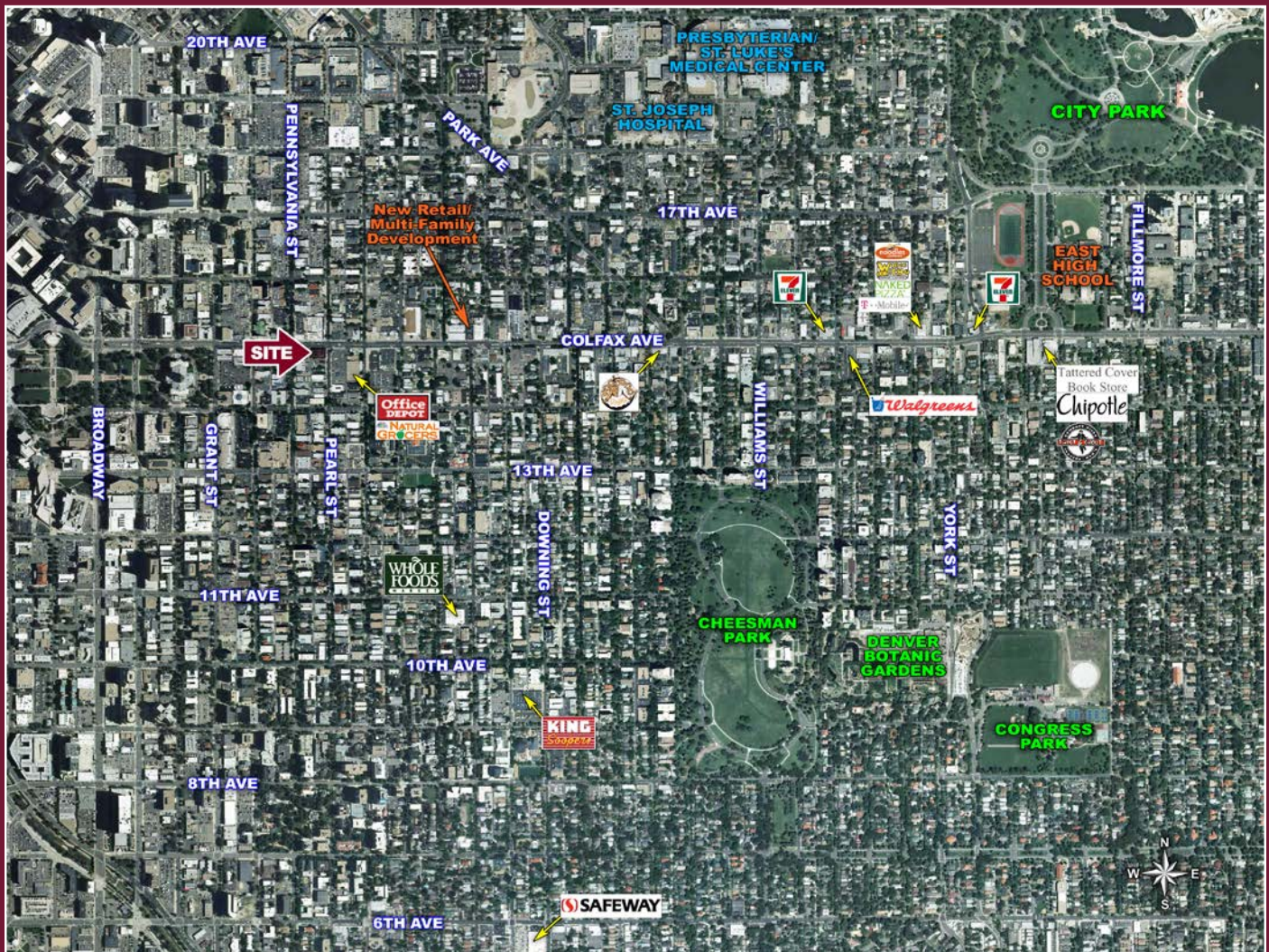
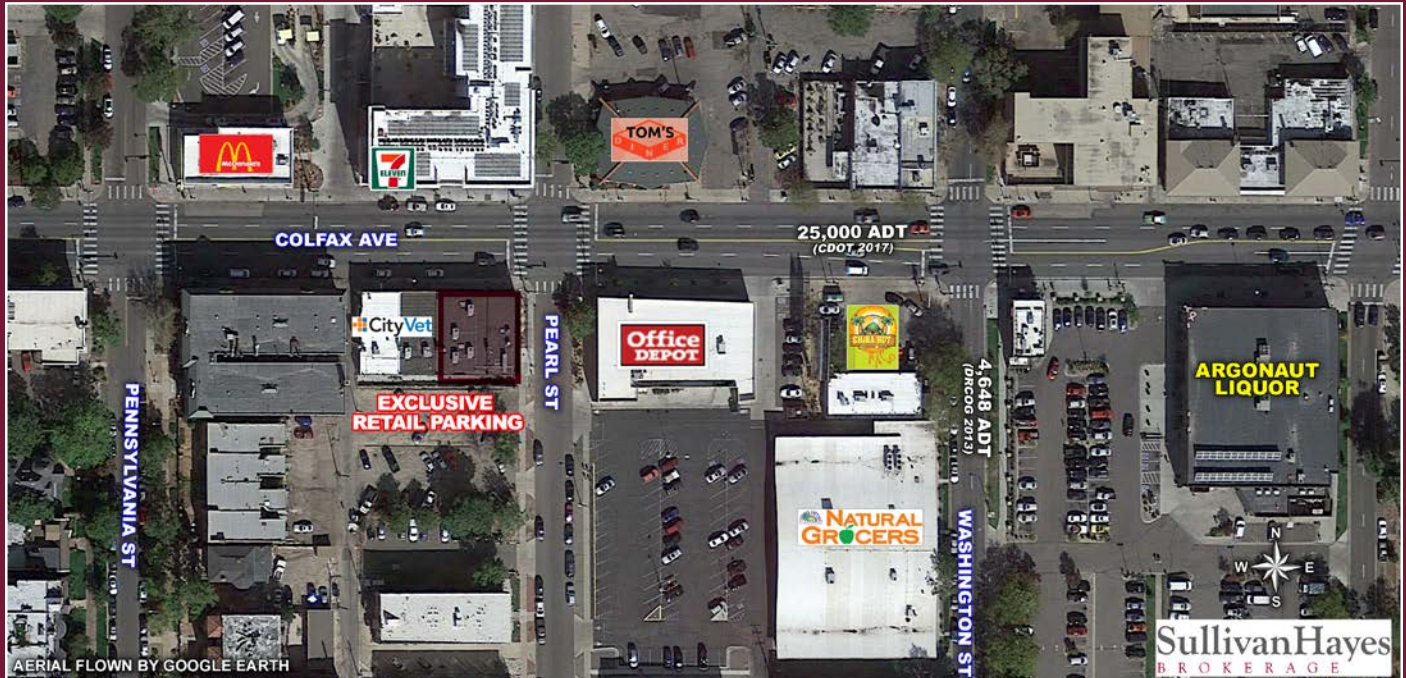
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