

For Sale
10,048 SF
 User Sale with Existing
 Income



5325-5327 E. Colfax Avenue

Denver, Colorado 80220

Property Overview

- Current income producing property & billboards - GB's Fish & Chips is an established pub has operated there for over 12 years
- Established retail section on East Colfax Avenue
- High traffic area with great visibility near other national and local retailers
- Nearby transit stops east and west
- Open floor plan with mezzanine and storage space, high ceilings, shared restrooms, and open glass store frontage
- Developing street in Denver to and from Aurora
- Tenants willing to stay or vacate
- Three (3) story zoning between S. Park Hill & Montclair

Sale Price: \$2,300,000

Property Facts

Building Size:	10,048 SF
Lot Size:	9,100 SF
Year Built:	1948
Zoning:	U-MS-3

For more information:

Paul Cattin, MiCP
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 pcattin@shamesmakovsky.com

Todd Silverman, CCIM
 303 565 3031
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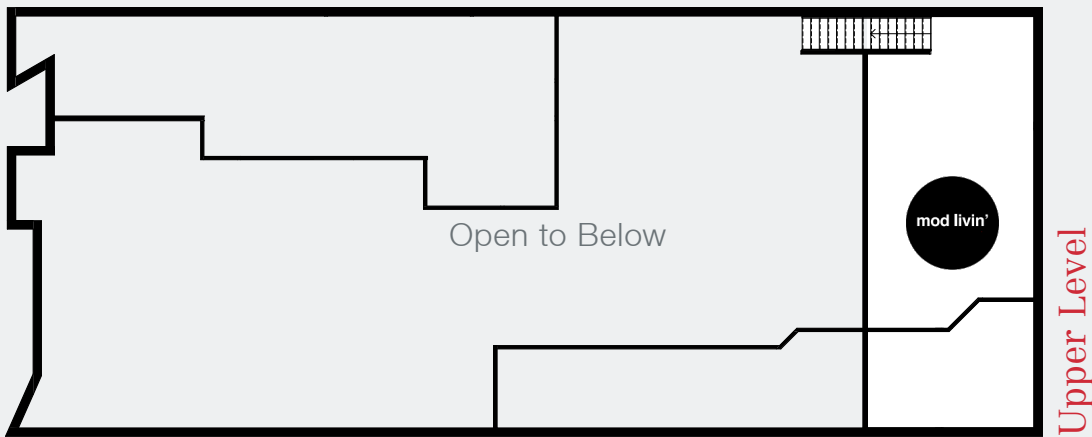
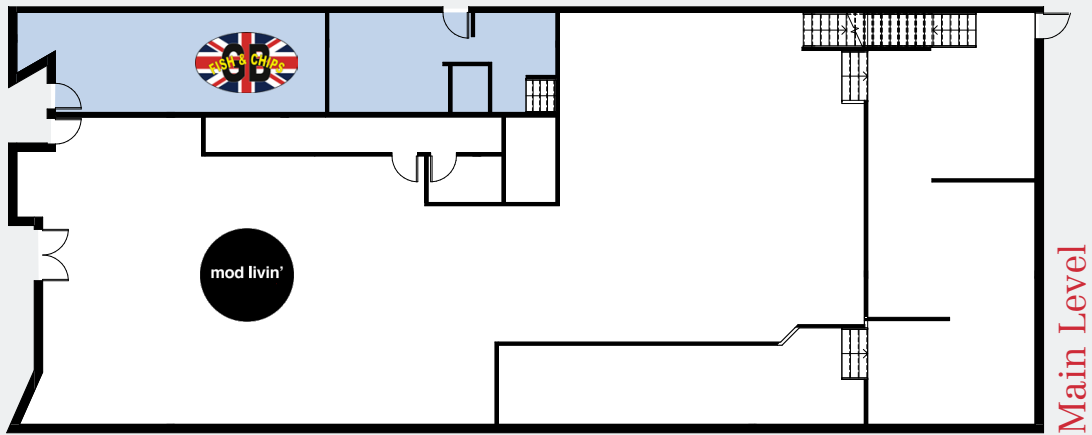
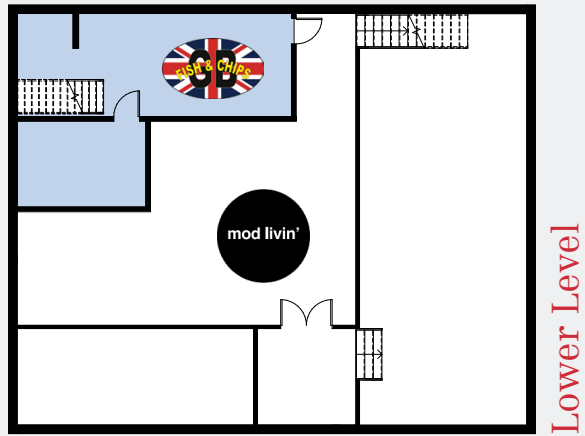
1400 Glenarm Place, Suite 100
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Total SF:	10,048 SF
Lower Level:	2,857 SF
Main Level:	5,593 SF
Upper Level:	955 SF

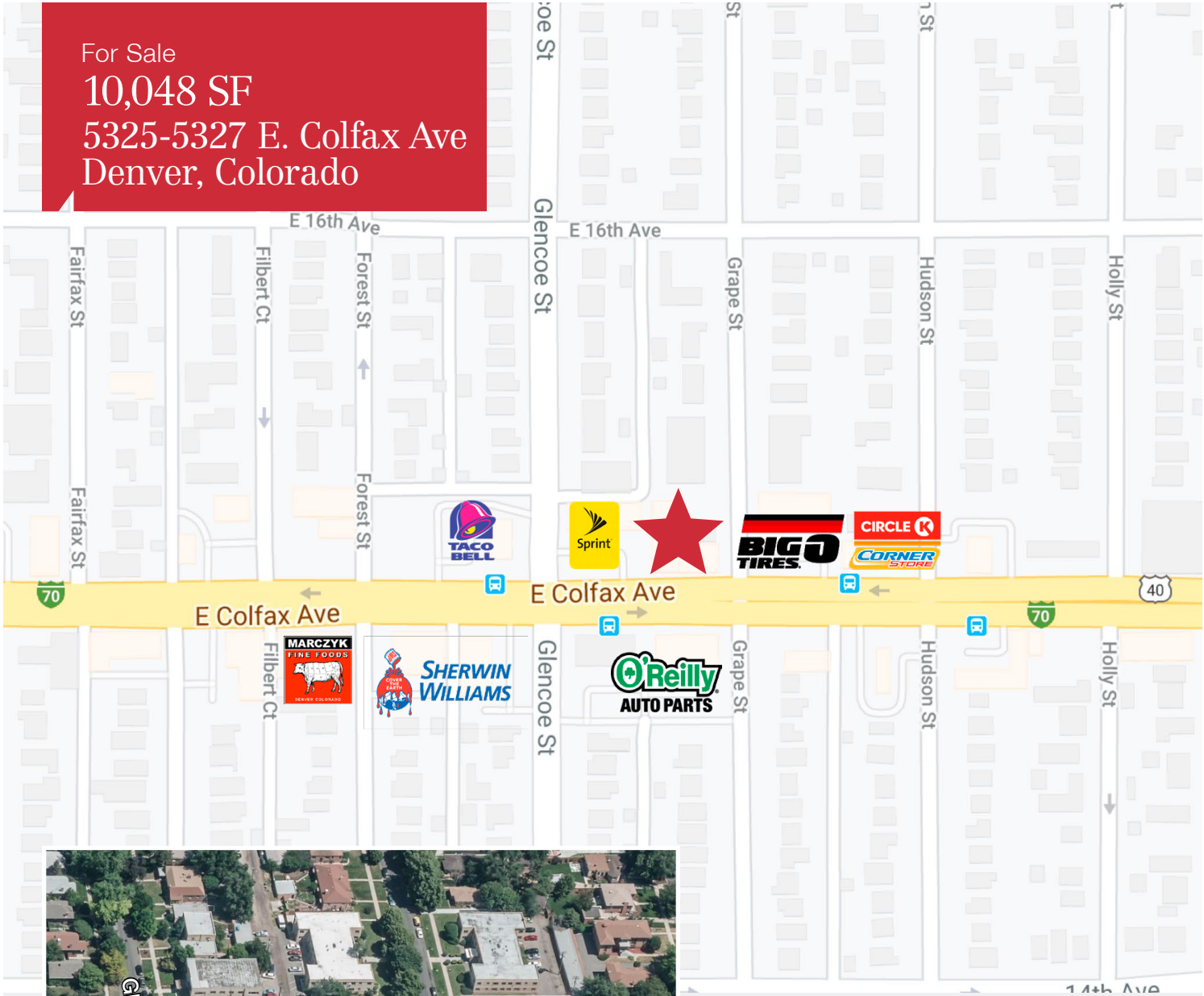
- GB's Fish & Chips
- Mod Livin'



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Traffic Counts

	VPD
E Colfax Ave @ Grape St	29,000
E 17th Ave Pkwy @ Glencoe St	18,000
E 14th Ave @ Hudson St	8,500

*Source: LandVision

Demographics

	1 Mile	3 Mile	5 Mile
Population	23,389	197,596	468,649
Households	11,398	96,664	224,042
Average Household Income	\$132,788	\$103,979	\$94,426
Daytime Employees	7,165	95,382	344,413

*Source: LandVision

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