



OFFICE INDUSTRIAL RETAIL INVESTMENTS



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City Park/East Colfax BUILDING FOR SALE \$1,510,000

2925 E. Colfax Ave.
Denver, Colorado 80206

This two-story office building is just south of City Park on the north side of Colfax just two miles east of downtown. The area features many nearby restaurants, amenities and entertainment.

Upper Level: 3,119±SF
Includes nine offices, break room, two bathrooms and conference room.

Lower Level: 3,119±SF
Includes six offices, five cubicle areas, kitchen/break room and two bathrooms.

Both levels share a common entrance/lobby, elevator and conference room.

Parking spaces: 16
Lot size: 8,540 SF
Taxes: Currently occupied by non-profit.
YOC: 1973



DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
Population:	28,805	228,638	499,292
Households:	16,476	119,671	229,556
Median Household Income:	\$63,093	\$70,323	\$63,078
Median Age:	37.90	36.60	35.50

Traffic:

E Colfax Ave @ Milwaukee St- 31,700 vpd

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