

For Lease

Highly Visible Retail
East Colfax Corridor



4914-4916 E. Colfax Avenue

Denver, Colorado 80220

Property Overview

- Free-standing street-level retail along the East Colfax corridor available for lease
- Negotiable tenant improvement allowance and building signage available
- Prominent East Colfax frontage offers high visibility and great exposure to over 28,000 vehicles per day
- Strong growth in area population and household incomes
- Ranked Very Walkable and Very Bikeable with Good Transit by Walk Score
- Multiple national retailers within close proximity including King Soopers, Safeway, Chase Bank, and Walgreens

Lease Rate: \$25.00/SF NNN

Property Facts

Total Available SF:	1,000 SF
4914 E. Colfax:	500 SF
4916 E. Colfax:	500 SF
Building Size:	2,174 SF
Year Built:	1927
Lot Size:	2,756 SF

For more information:

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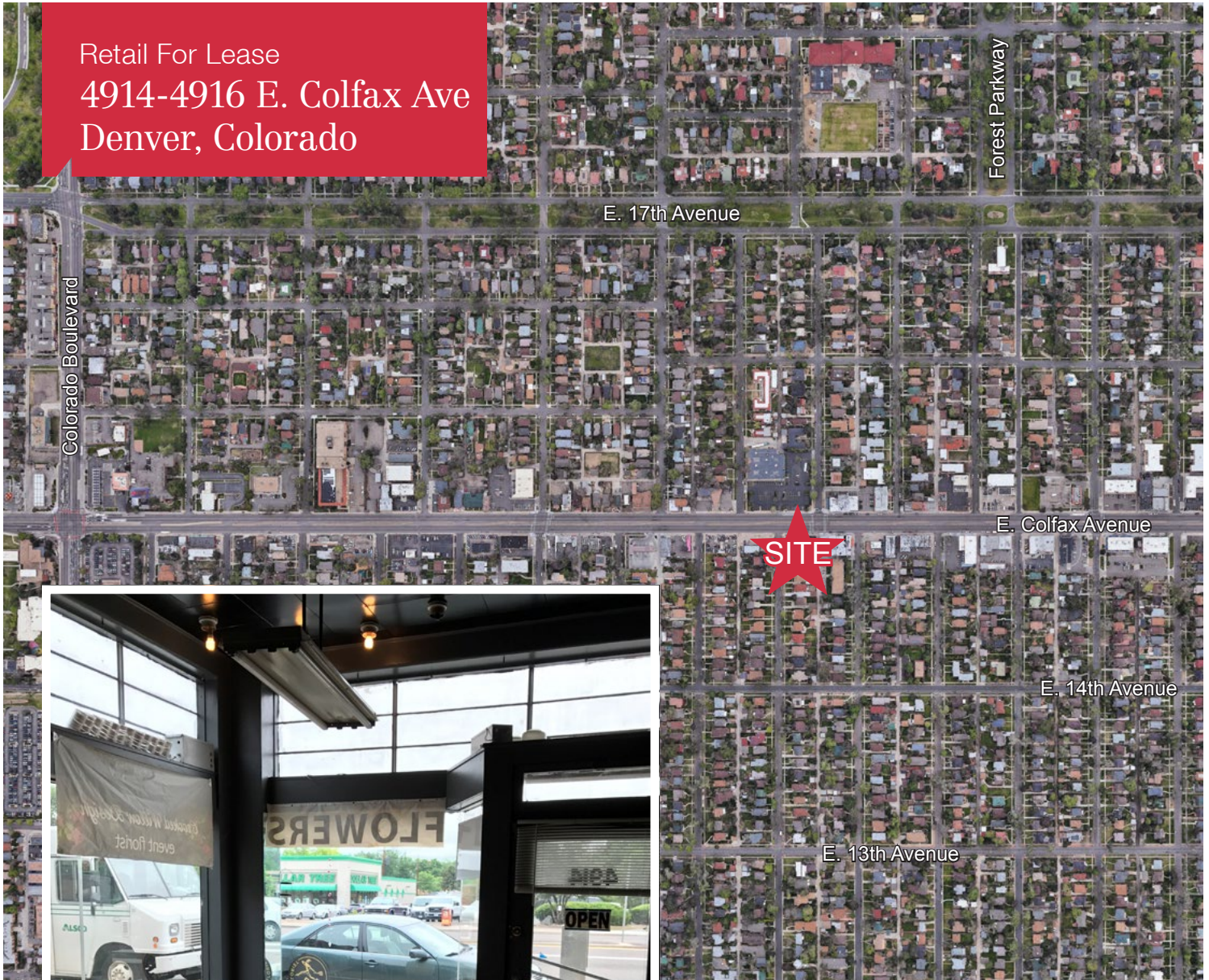
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Retail For Lease
 4914-4916 E. Colfax Ave
 Denver, Colorado



Traffic Counts

	Vehicles/Day
Colfax Ave & Holly St	26,000
Colorado Blvd & Colfax Ave	84,000
Monaco Pkwy & Colfax Ave	58,000

*Source: SitesUSA

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Demographics

	1 Mile	3 Mile	5 Mile
Population	24,502	209,514	479,397
Households	11,771	100,388	216,962
Average Household Income	\$106,777	\$94,957	\$86,077

*Source: SitesUSA

