

1915

E. COLFAX AVENUE
DENVER, CO 80206

\$18/PSF Gross
LEASE RATE

5,365 SF
OFFICE SPACE



FULL 2ND FLOOR AVAILABLE



PRIVATE
OFF-STREET
PARKING

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Unique Properties, Inc

400 South Broadway | Denver, CO 80209

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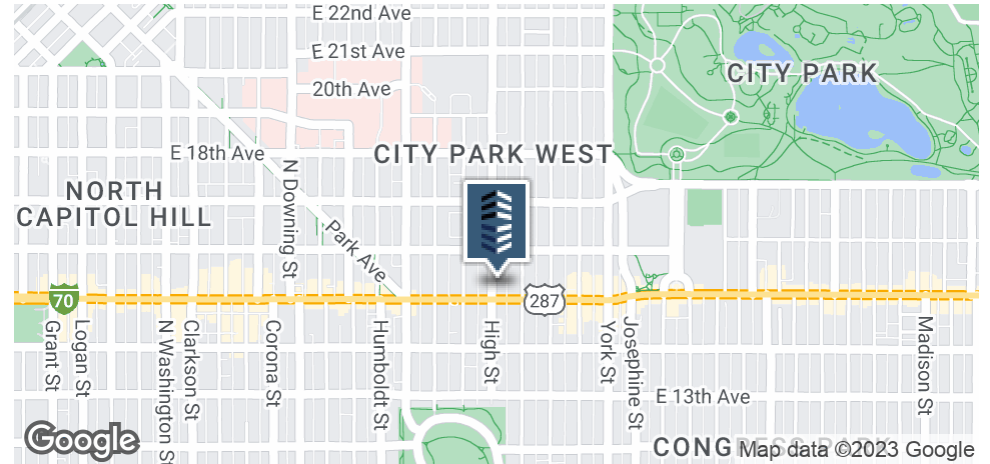
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EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF: 5,365 SF

Lease Rate: \$18 PSF Gross

Zoning: C-MS-5

County: Denver

Parking: Off-Street

PROPERTY OVERVIEW

1915 E. Colfax Avenue is available for lease. The entire 2nd floor is available for lease. The property has off-street parking available. There is a plethora of foot traffic as Colfax Avenue is one of the main thoroughfares in Denver. The property sits on the border of two very highly sought after neighborhoods (Cheesman Park & City Park West). The zoning permits for a variety of different uses.

PROPERTY HIGHLIGHTS

- Entire 2nd floor available for lease.
- Permissive zoning | Variety of permitted uses.
- Strong demographics - Avg. HHI \$102k (2 Miles)
- Located on Colfax Avenue just north of Cheesman Park
- Signalized Intersection
- Off-Street Parking Available

LOCATION MAP



An aerial photograph of downtown Denver, Colorado. The image shows a dense urban landscape with a mix of low-rise and mid-rise buildings, interspersed with green trees. In the background, a range of mountains is visible under a clear blue sky. A yellow arrow points to a specific location in the middle-right of the frame, labeled 'SITE'. The text 'DOWNTOWN DENVER' is overlaid in the upper left, and 'E. COLFAX AVE' is written diagonally across the middle of the image.

**DOWNTOWN
DENVER**

E. COLFAX AVE

SITE

DEMOGRAPHICS

Radius	1 Mile	2 Mile	3 Mile
Population:			
2028 Projection	39,795	134,509	228,883
2023 Estimate	40,483	134,663	227,585
2010 Census	37,242	110,931	178,151
Growth 2023-2028	-1.70%	-0.11%	0.57%
Growth 2010-2023	8.70%	21.39%	27.75%
Median Age	38.10	37.90	37.60
Average Age	38.40	38.60	38.40
2023 Population by Race:			
White	34,226	111,699	188,588
Black	3,434	12,606	21,759
Am. Indian & Alaskan	426	1,599	3,089
Asian	964	3,992	6,347
Hawaiian & Pacific Island	43	202	364
Hispanic Origin	3,869	18,462	40,447
Other	1,390	4,565	7,438
U.S. Armed Forces:			
Households:	8	33	113
2028 Projection	24,680	78,811	123,193
2023 Estimate	25,164	78,863	122,429
2010 Census	23,254	63,887	94,018
Growth 2023-2028	-1.92%	-0.07%	0.62%
Growth 2010-2023	8.21%	23.44%	30.22%
Owner Occupied	6,957	26,196	48,459
Renter Occupied	18,207	52,667	73,970
2023 Avg Household Income	\$95,524	\$102,642	\$112,338
2023 Med Household Income	\$67,009	\$72,970	\$83,287

Radius	1 Mile	2 Mile	3 Mile
2023 Households by Household Inc:			
<\$25,000	4,503	15,574	21,111
\$25,000 - \$50,000	4,950	12,763	17,662
\$50,000 - \$75,000	4,661	12,091	18,254
\$75,000 - \$100,000	2,544	7,929	12,634
\$100,000 - \$125,000	2,250	7,794	12,758
\$125,000 - \$150,000	1,871	6,303	10,293
\$150,000 - \$200,000	1,670	6,383	11,052
\$200,000+	2,714	10,025	18,666
2023 Population by Education			
Some High School, No Diploma	1,039	5,711	12,277
High School Grad (Incl Equivalency)	3,103	10,539	17,887
Some College, No Degree	6,005	21,071	32,665
Associate Degree	3,230	9,914	15,147
Bachelor Degree	13,243	40,418	66,461
Advanced Degree	8,307	26,705	44,396
2023 Population by Occupation			
Real Estate & Finance	2,271	7,772	12,956
Professional & Management	22,024	69,577	114,357
Public Administration	1,234	3,480	5,101
Education & Health	6,447	18,312	29,764
Services	3,533	11,472	18,272
Information	1,017	3,329	5,340
Sales	4,346	15,114	25,867
Transportation	2,170	6,311	10,751
Retail	1,712	6,106	9,920
Wholesale	429	2,100	3,899
Manufacturing	1,083	3,953	7,004
Production	1,185	4,090	7,231
Construction	671	2,887	5,418
Utilities	709	2,930	5,061
Agriculture & Mining	208	847	1,512
Farming, Fishing, Forestry	28	78	227
Other Services	1,528	3,921	6,344

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