



2310 East Colfax Avenue

Denver, Colorado 80202

Property Overview

- Existing retail opportunity on high traffic, signalized corner in vibrant retail district of East Colfax
- Drive-thru available
- Large corner lot at Colfax and York with 43,725 daily vehicles
- Zoning allows for 8-stories for new development

Property Facts

Building SF:	3,177 SF
Lot Size:	24,690 SF (0.57 acres)
Year Built:	2000
Zoning:	C-MS-8
Taxes (2015):	\$24,666.52

Sale Price: \$3,500,000

Lease Rate: Contact Broker

For more information:

Sandy Feld

303 565 3024
sfeld@shamesmakovsky.com

Jake Malman

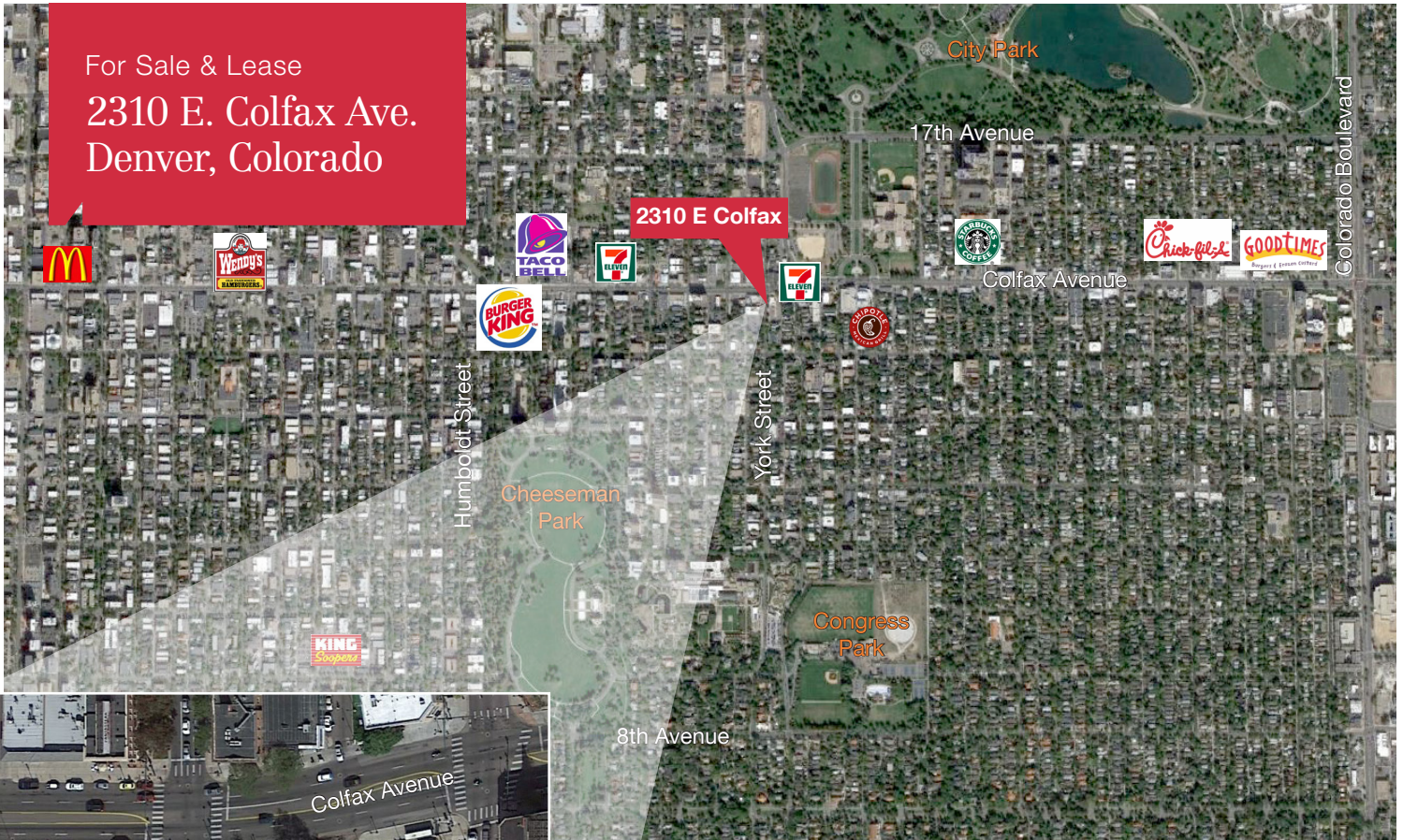
303 565 3042
jmalman@shamesmakovsky.com

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1400 Glenarm Place, Suite 100
Denver, CO 80202
303 534 5005

naishamesmakovsky.com

For Sale & Lease
2310 E. Colfax Ave.
 Denver, Colorado



Demographics

	1 Mile	3 Mile	5 Mile
Population	32,693	212,614	484,937
Households	19,598	112,060	222,171
Average Household Income	\$74,552	\$90,411	\$82,340

*Source: CoStar

Traffic Counts

	Average Daily Volume
Colfax Avenue & York Street	43,725
York Street & E 14th Avenue	20,040
Colfax Avenue & Gaylord Street	45,166

*Source: CoStar

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