

FOR LEASE

Highly Visible Retail On The East Colfax Corridor



4916 E Colfax Ave, Denver, CO 80220

For more information:

MICHAEL KRAUS

609 605 9024

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Property Highlights

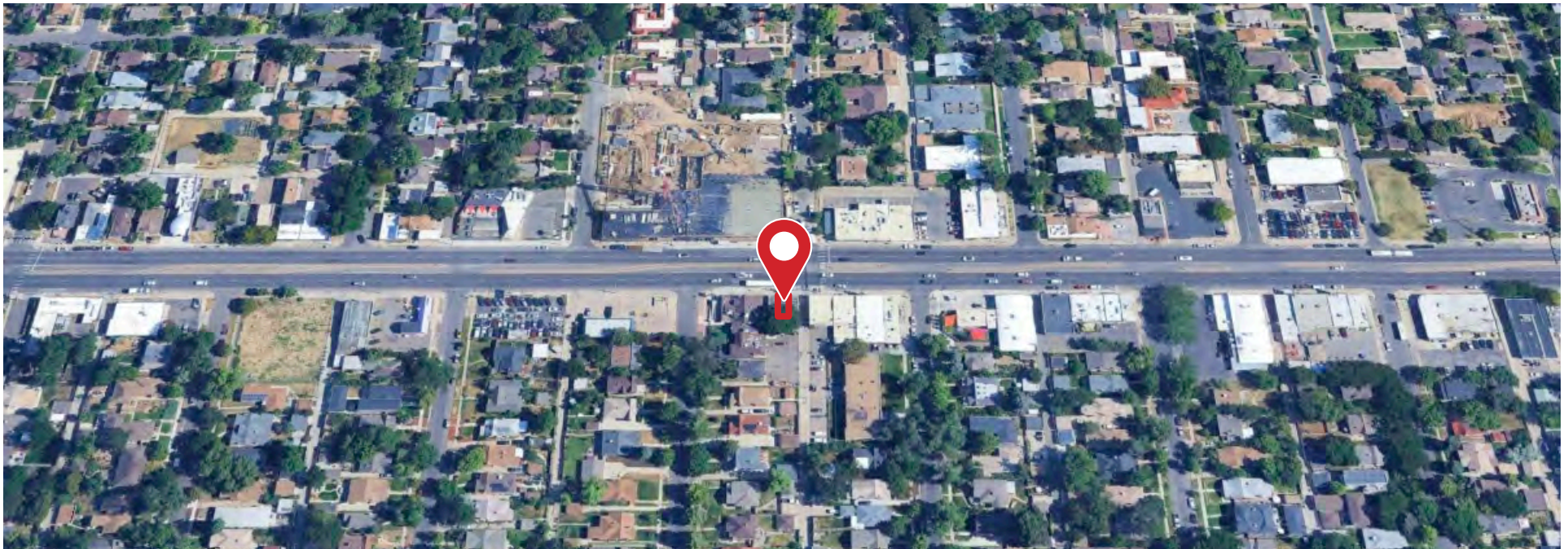
- » Free-standing street-level retail along the East Colfax corridor available for lease
- » Negotiable tenant improvement allowance and building signage available
- » Prominent East Colfax frontage offers high visibility and great exposure to over 28,000 vehicles per day
- » Strong growth in area population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

Property Details

Building Size 500 SF

Year Built 1927

LEASE RATE: \$30.00/SF NNN



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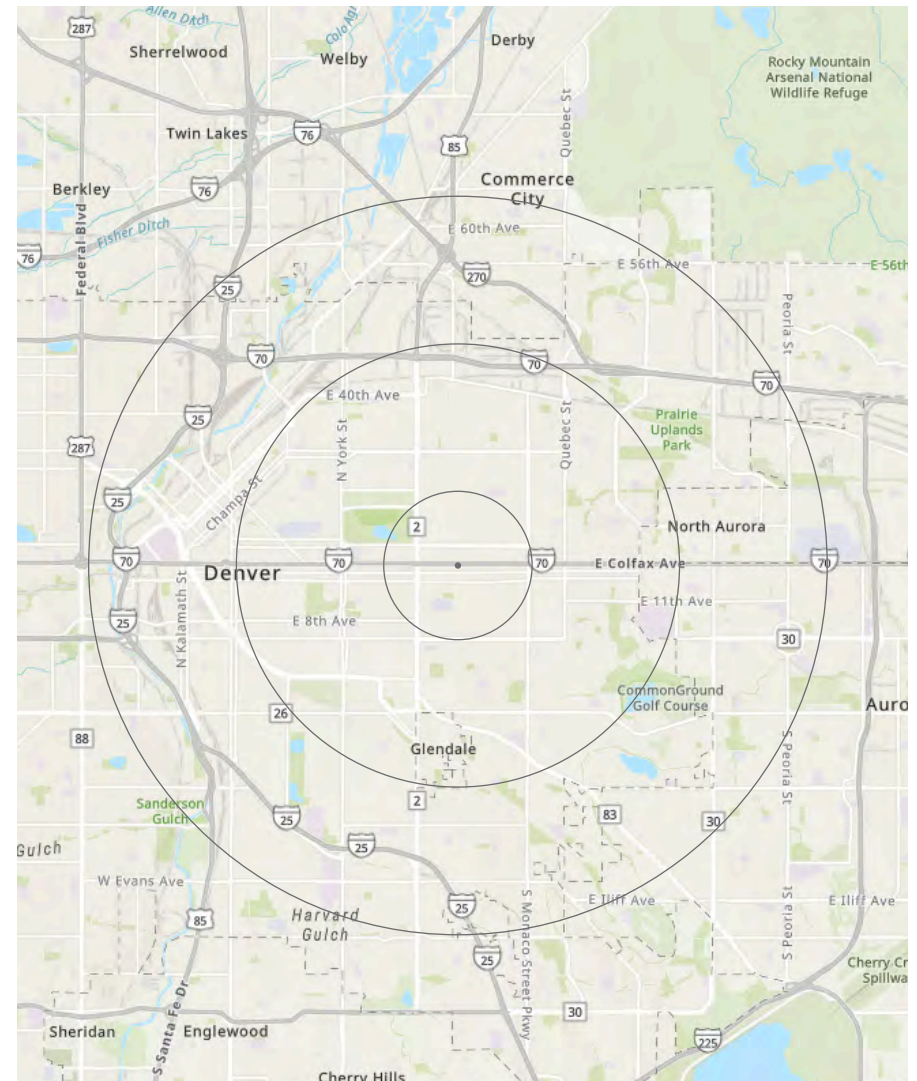
Demographics

Population	1 Mile	3 Miles	5 Miles
Population (2020)	23,890	204,180	464,120
Population (2025)	24,502	209,514	479,397
2025-2030 Annual Rate	0.52%	0.48%	0.61%

Households	1 Mile	3 Miles	5 Miles
Total Households (2020)	11,480	97,930	210,480
Total Households (2025)	11,771	100,388	216,962
2025-2030 Annual Rate	0.59%	0.54%	0.69%

Median Household Income	\$84,150	\$78,400	\$76,120
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Business and Employment	1 Mile	3 Miles	5 Miles
Total Employees	8,920	145,400	312,800

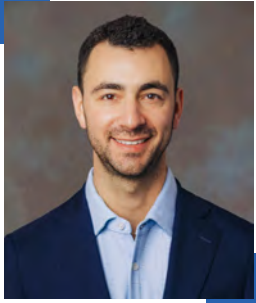


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Meet the Broker



Michael Kraus

Broker Associate

(609) 605-9024

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Michael joined Malman Real Estate in January 2025. He is a seasoned professional with extensive experience in complex high-value sales, having successfully navigated diverse industries and built strong relationships with clients. The ability to understand client needs, negotiate high-stakes deals, and manage intricate sales processes serves as a solid foundation for Michael in his role as a broker, where he will be working on all asset types of real estate. Michael graduated from the University of Maryland with a Bachelor's Degree in Communication.



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Disclaimer

The information contained herein does not purport to provide a complete or fully accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective buyers may need or desire. All financial projections are based on assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and Broker and, therefore, are subject to material variation. This Marketing Package does not constitute an indication that there has been any change in the business or affairs of the Property or the Owner since the date of preparation of the information herein. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective buyers.

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