



**FOR LEASE**

**3200 E. COLFAX**  
**DENVER, CO 80206**

**INTEGRITY  
VALUES  
CULTURE  
ETHICS**



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## Our Philosophy

Madison Commercial Properties was formed out of the vision that our brokers can service our clients in all facets of commercial real estate while using the latest innovative technologies to pair buyers with sellers and landlords with tenants. We consider ourselves a marketing company in the business of doing commercial real estate.



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**MADISONCOMMERCIAL.COM**

**3200 E. COLFAX**  
**DENVER, CO 80206**

**\$29.00 SF NNN**



## **OFFERING SUMMARY**

THIS 10,689 SF RETAIL BUILDING IS CURRENTLY FOR LEASE AT \$29.00 A SF NNN. THE PROPERTY IS PERFECTLY SITUATED IN ONE OF THE HOTTEST CORRIDORS ON EAST COLFAX DIRECTLY ACROSS FROM THE BLUE BIRD THEATER. THIS PROPERTY WOULD BE PERFECT FOR A VARIETY OF USERS, BUT MAY BE BEST AS A RESTAURANT/BAR. THERE IS AN UPPER MEZZANINE NOT INCLUDED IN THE SF AND A POSSIBLE ROOF TOP PATIO. THIS LOCATION HAS TREMENDOUS EXPOSURE AS IT FRONTS COLFAX AND THE MIX OF LOCAL AND NATIONAL RETAILERS NEARBY IS GROWING RAPIDLY.

# PROPERTY DESCRIPTION



## FEATURES

- OVER 40,000 VEHICLES DRIVE BY A DAY
- LARGE, FLAT ROOF FOR POSSIBLE ROOF TOP AREA
- CLEAR SPAN BUILDING
- COLFAX FRONTAGE
- EASY ACCESS
- SPACE CAN BE DEMISED
- FLEXIBLE ZONING
- VISIBILITY

**10,689 SF**  
BUILDING SIZE

**U-MS-3**  
CURRENT ZONING

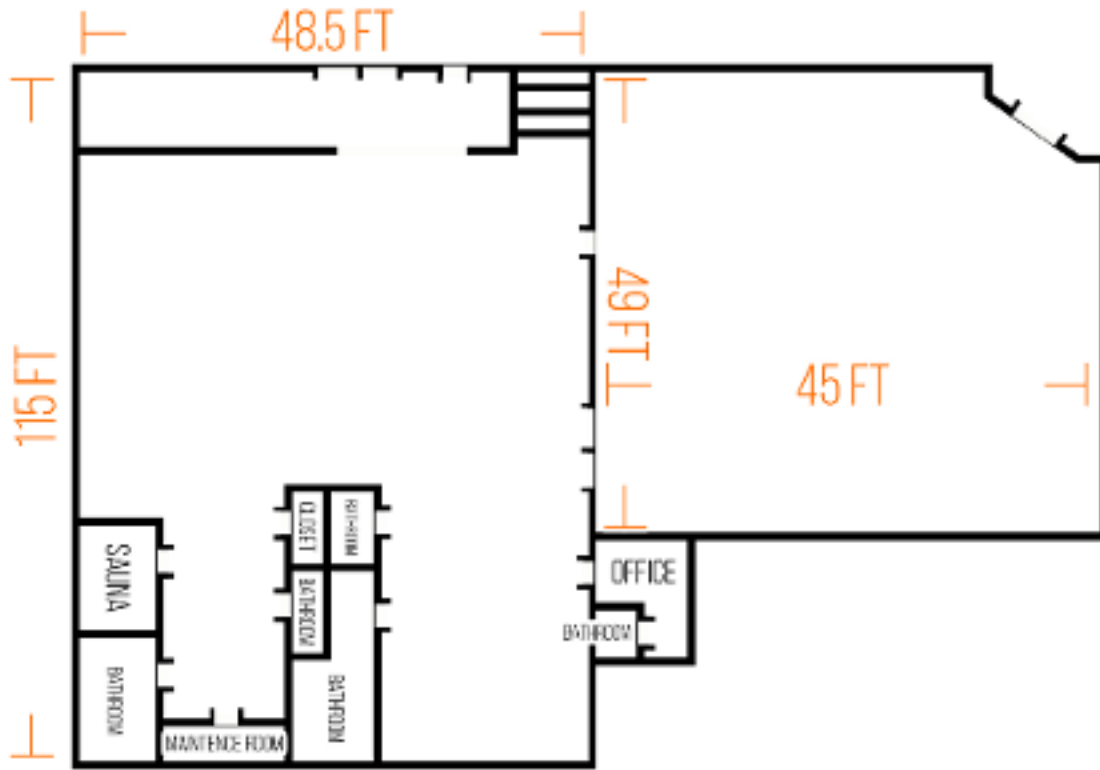
**RETAIL**  
INTENDED USE

**1935**  
YEAR BUILT

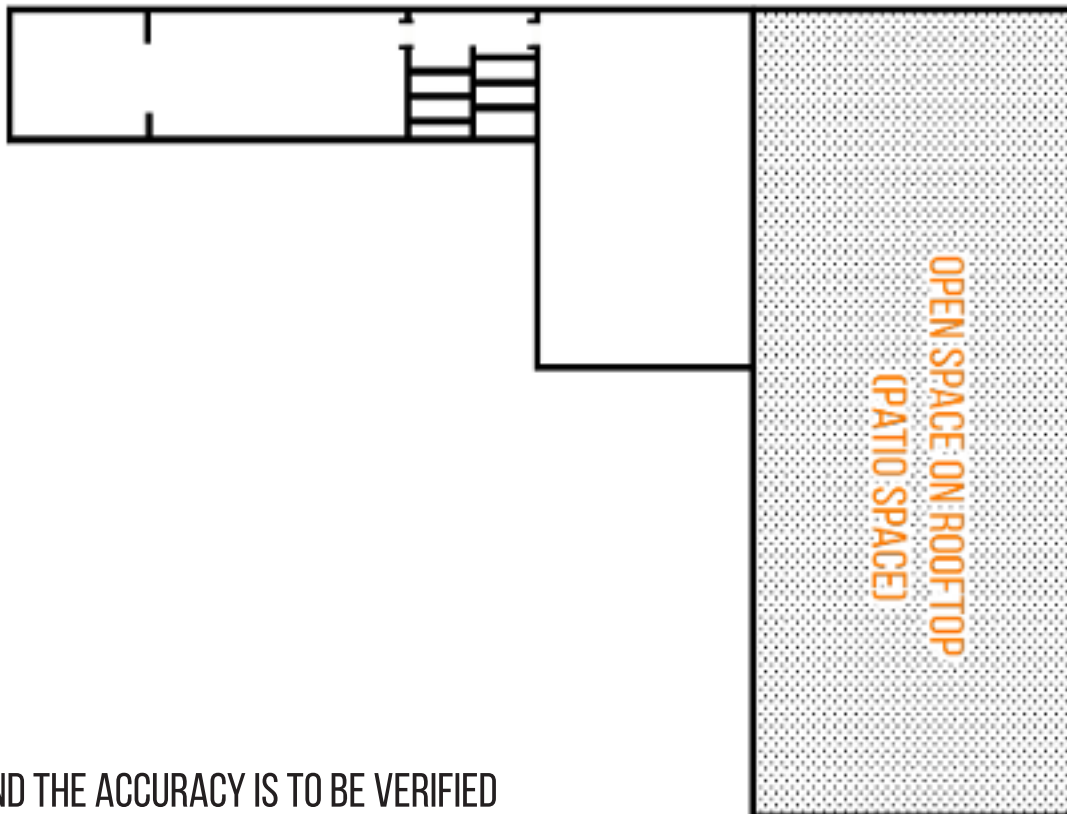
**.26 AC**  
LOT SIZE

# FLOOR PLAN

## MAIN FLOOR



## MEZZANINE



\*NOT TO SCALE AND THE ACCURACY IS TO BE VERIFIED

# NEIGHBORHOOD: BLUEBIRD



THE BLUEBIRD DISTRICT: THE NAME "BLUEBIRD DISTRICT" HAS GAINED TREMENDOUS RECOGNITION SINCE ITS INCEPTION A FEW YEARS AGO, AFTER THE HISTORIC BLUEBIRD THEATRE THAT ANCHORS THE DISTRICT. SURVEY RESULTS CONFIRM THAT THE BLUEBIRD DISTRICT NAME HAS ESTABLISHED ITSELF AS ONE OF THE MOST RECOGNIZABLE ON COLFAX, WITH NEARLY 70 PERCENT OF RESPONDENTS NOTING IT AS THE MOST FAMILIAR AMONG A LIST OF OTHER COLFAX NEIGHBORHOOD NAMES.

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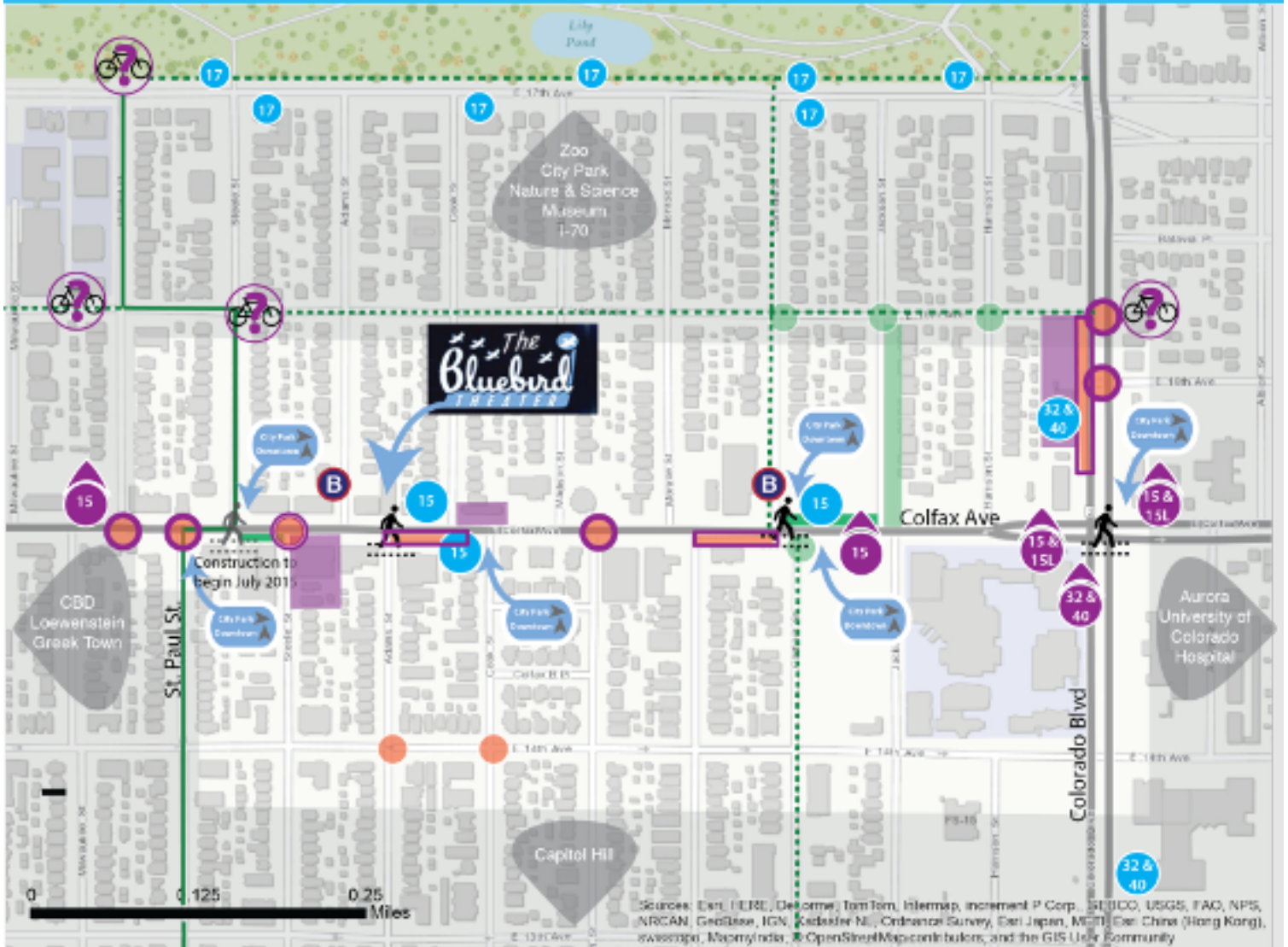


THERE IS A LOT OF INDIVIDUALISM IN THE BUSINESSES AND IDEAS THAT HAVE BROUGHT THE BLUEBIRD DISTRICT TO LIFE, BUT THE TRUE LIFEBLOOD BEHIND THE DISTRICT'S SUCCESS IS THE TREMENDOUS COMMUNITY NETWORK OF BUSINESS OWNERS, PROPERTY OWNERS, AND NEIGHBORHOODS THAT SURROUND THE COMMERCIAL CORE OF THE DISTRICT.

MORE AT [HTTP://WWW.BLUEBIRDBEAT.COM](http://www.bluebirdbeat.com)


# NEIGHBORHOOD: BLUEBIRD

## Multi-Modal Mobility Analysis Bluebird Business Improvement District, Spring 2015




Sources: Esri, HERE, DeLorme, TomTom, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBasis, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), Swisstopo, Mapbox India, OpenStreetMap contributors, and the GIS User Community
















 Better bike routes to fix connection gaps and more bike parking options.



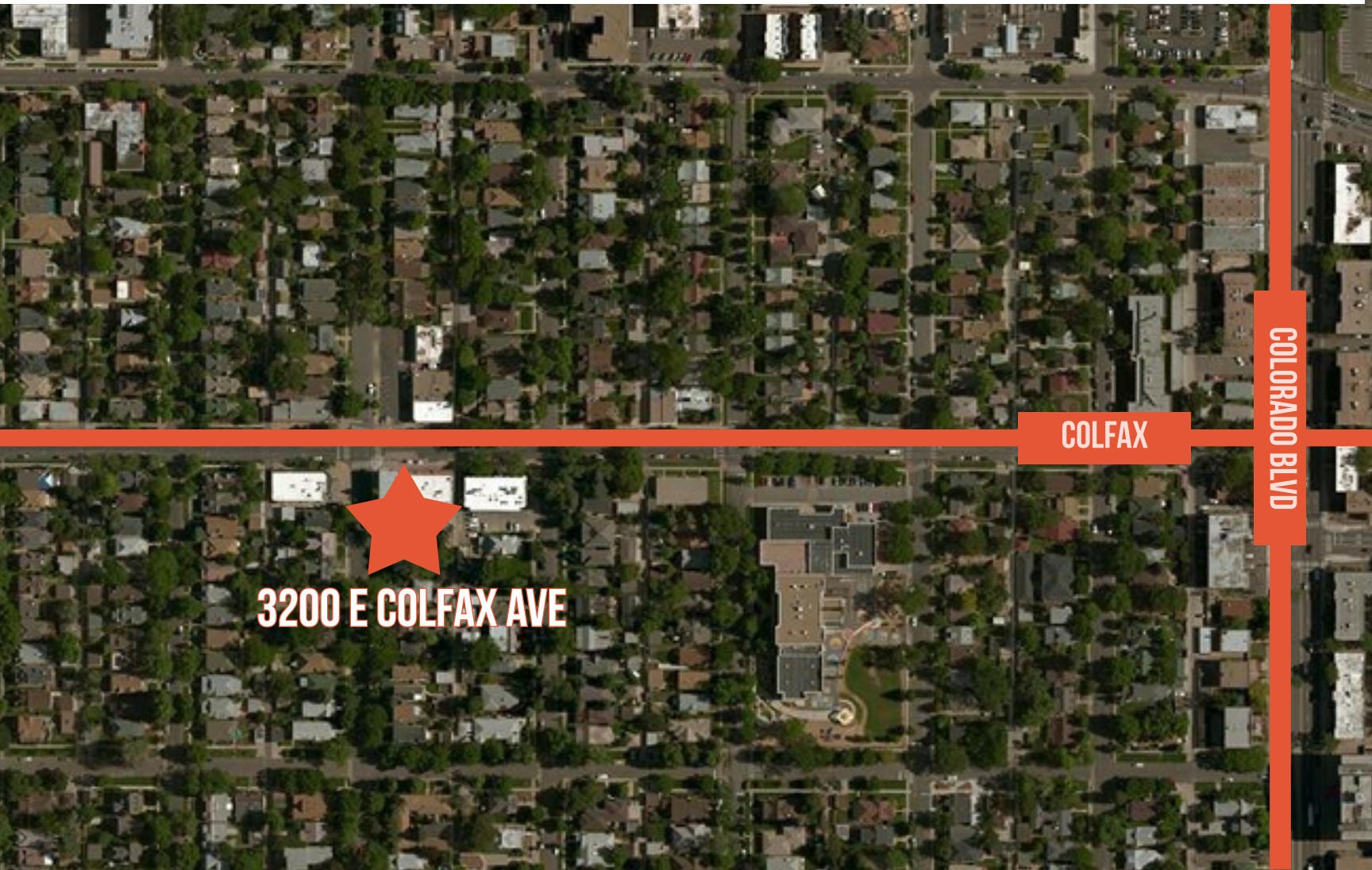
 Install bulb-outs: decrease walking distance, increase visibility and decrease speeds



 Brand bus shelters to reflect area values and vision

 Traffic light & pedestrian signal	 B-Cycle stations	 Targeted Pedestrian Intersection crossing improvement locations	 Bluebird Business Improvement District Area
 RTD bus stop	 RTD bus shelter	 Targeted Pedestrian sidewalk improvement locations	 Potential wayfinding sign locations
 Bike route gaps	 Catalytic Sites	 Suggested future bike routes	 Bike route, on road shared lane

# DEMOGRAPHICS



**3200 E COLFAX AVE**

**COLFAX**

**COLORADO BLVD**

## DEMOGRAPHICS

DATA FROM COSTAR

	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
<b>POPULATION</b>	26,725	236,040	528,495
<b>MEDIAN HOUSEHOLD INCOME</b>	\$61,403	\$67,883	\$62,782
<b>HOUSEHOLDS</b>	15,067	121,842	242,462

## TRAFFIC COUNTS

	<b>I- 70 BUS</b>	<b>E 14TH AVE</b>	<b>E 17TH AVE</b>
<b>STEELE ST.</b>	40,471	1,153	1,407



# NEARBY RETAILERS



**7 ELEVEN**  
**3014 LOUNGE**  
**ANNIE'S CAFE & BAR**  
**DENVER BISCUIT COMPANY**  
**HOOKED ON COLFAX**

**MEZCAL**  
**KITCHEN TABLE BBQ**  
**BABOOSHKA**  
**QHOUSE**  
**TOMMY'S THAI**

## ADDITIONAL NEARBY

**<- WITHIN BLOCKS**  
**STARBUCKS**  
**PETE'S GREEK TOWN CAFE**  
**OMONOIA BAKERY**  
**PEPPER ASIAN BISTRO**  
**THE ETHIOPIAN**  
**SAUCY BOMBAY**

**WITHIN BLOCKS ->**  
**BASTIEN'S**  
**STEVE'S SNAPPIN' DOGS**  
**P S LOUNGE**  
**HEIDI'S BROOKLYN DELI**  
**HUMBLE PIE**  
**CEREBRAL BREWING**

# ADDITIONAL PICTURES



# LEASE CONTACTS

A PROVEN TRACK RECORD WITH PROVEN RESULTS



## **MICHAEL GRIFFIN**, MANAGING PARTNER

MICHAEL GRIFFIN BEGAN HIS CAREER IN REAL ESTATE IN 2002 AFTER GRADUATING FROM UNC WITH A MARKETING DEGREE. HE IS CURRENTLY THE MANAGING PARTNER AT MADISON COMMERCIAL PROPERTIES AND HEADS A GROWING TEAM OF COMMERCIAL BROKERS THAT SERVICE THE ENTIRE DENVER METRO AREA. PRIOR TO MADISON COMMERCIAL, MICHAEL WAS A BROKER AT JOHN PROPP COMMERCIAL GROUP AND SENIOR VICE PRESIDENT OF THE COMMERCIAL DIVISION AT SHOREWOOD REAL ESTATE.



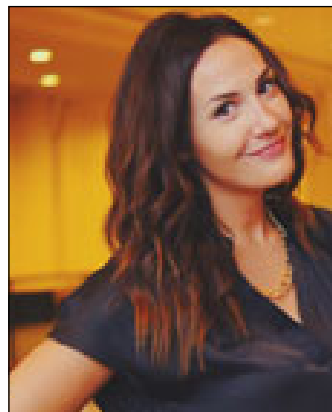
## **DOUG GATES**, REAL ESTATE ADVISER

DOUG GATES HAS OVER 20 YEAR'S EXPERIENCE IN SALES, MARKETING, AND BUSINESS DEVELOPMENT. HE SPECIALIZES IN MULTI-FAMILY AND INVESTMENTS SALES AND HAS 10 YEAR'S EXPERIENCE IN LEASING. BORN AND RAISED IN THE DENVER METRO AREA, DOUG HAS BEEN INGRAINED IN THE LOCAL MARKET, GIVING HIM AN EXCELLENT UNDERSTANDING OF PAST, CURRENT, AND FUTURE MARKET TRENDS. HE HOLDS A BACHELOR OF SCIENCE DEGREE IN MARKETING FROM METROPOLITAN STATE UNIVERSITY OF DENVER, AN MBA IN BUSINESS FROM REGIS UNIVERSITY, AND IS A LICENSED COLORADO REAL ESTATE AGENT.



**STACY TIPTON**

MARKETING COORDINATOR



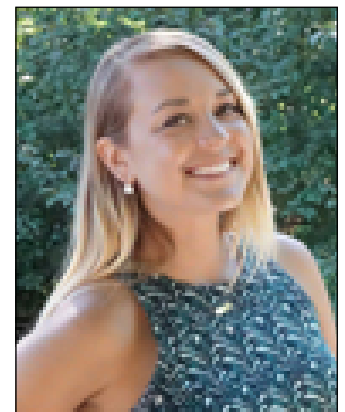
**ALEX OSTEN**

MARKETING COORDINATOR



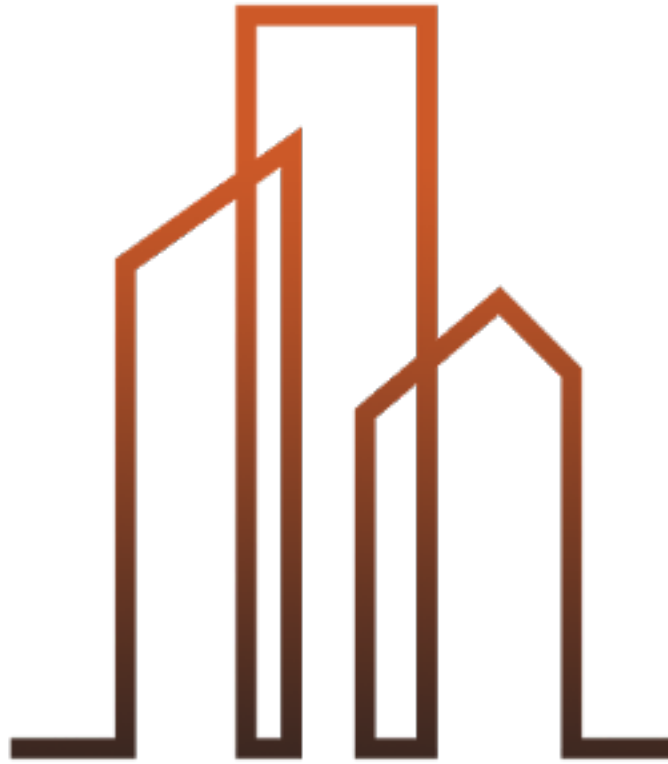
**RACHEL SWARTZ**

OFFICE CONCIERGE



**ALLISON SLIWINSKI**

COMPLIANCE OFFICER



**MADISON  
COMMERCIAL**

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**PROPERTIES, LTD.**

**MADISON COMMERCIAL PROPERTIES | 720-441-1460**