

PAD SITE AVAILABLE FOR SALE

SEC COLFAX AVENUE & NEWTON STREET | DENVER, COLORADO



INFORMATION

- 12,500 SF pad site available for sale
- Zoned U-MS-3
- Located within Opportunity Zone
- Close proximity to Sloan's Lake redevelopment
- Approximately 2,000 residential units planned/under construction in immediate trade area
- Perry and Knox light rail stations just blocks away

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Est. Population	24,923	207,933	476,651
Avg Household Inc	\$63,744	\$81,845	\$87,043
Employees	5,254	208,141	378,332
Businesses	624	16,917	33,535

Source: Applied Geographic Solutions 2018

TRAFFIC COUNTS

On Colfax Ave east of Perry St	31,389 cars/day
On Colfax Ave west of Lowell Blvd	29,420 cars/day ¹

Source: DRCOG 2011, '2017

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