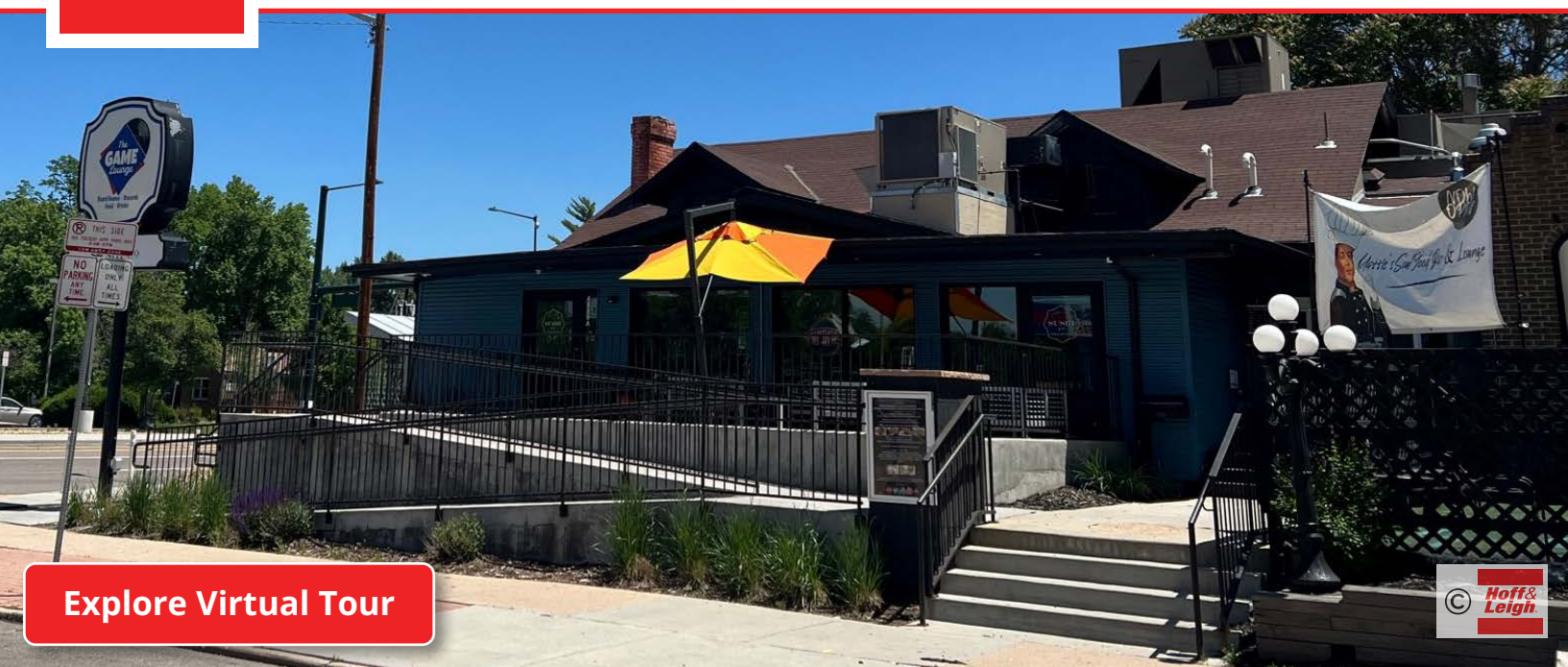


2nd Gen Restaurant Space!

4900 E COLFAX AVENUE, DENVER, CO 80220

[Explore Virtual Tour](#)

Overview



Hoff and Leigh is proud to offer an excellent opportunity to lease a turn-key restaurant property in Denver. The building is located at 4900 E Colfax Ave and offers maximum visibility due to its hard corner location on Colfax, with excellent signage. It provides the perfect opportunity for a restaurant, deli, or other food service business. The building is already set up with the necessary appliances, equipment, and fixtures to support many businesses. With easy access to downtown, this is an ideal property to launch or further expand your existing restaurant or food-service business.

Unit:	Size:	Price:
A	1,405 SF	\$28.00 SF/YR (+ \$10.79 PSF NNN)

Highlights

- Turn-Key Restaurant
- Colfax Exposure
- Hard Corner on Colfax
- Excellent Signage
- Walk In Cooler

Property Details

-  **Lease Rate**
\$28.00 SF/YR (+ \$10.79 PSF NNN)
-  **Space Available**
1,405 SF

Rev: July 5, 2023

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Our Network Is Your Edge

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Brandon Langiewicz, SIOR

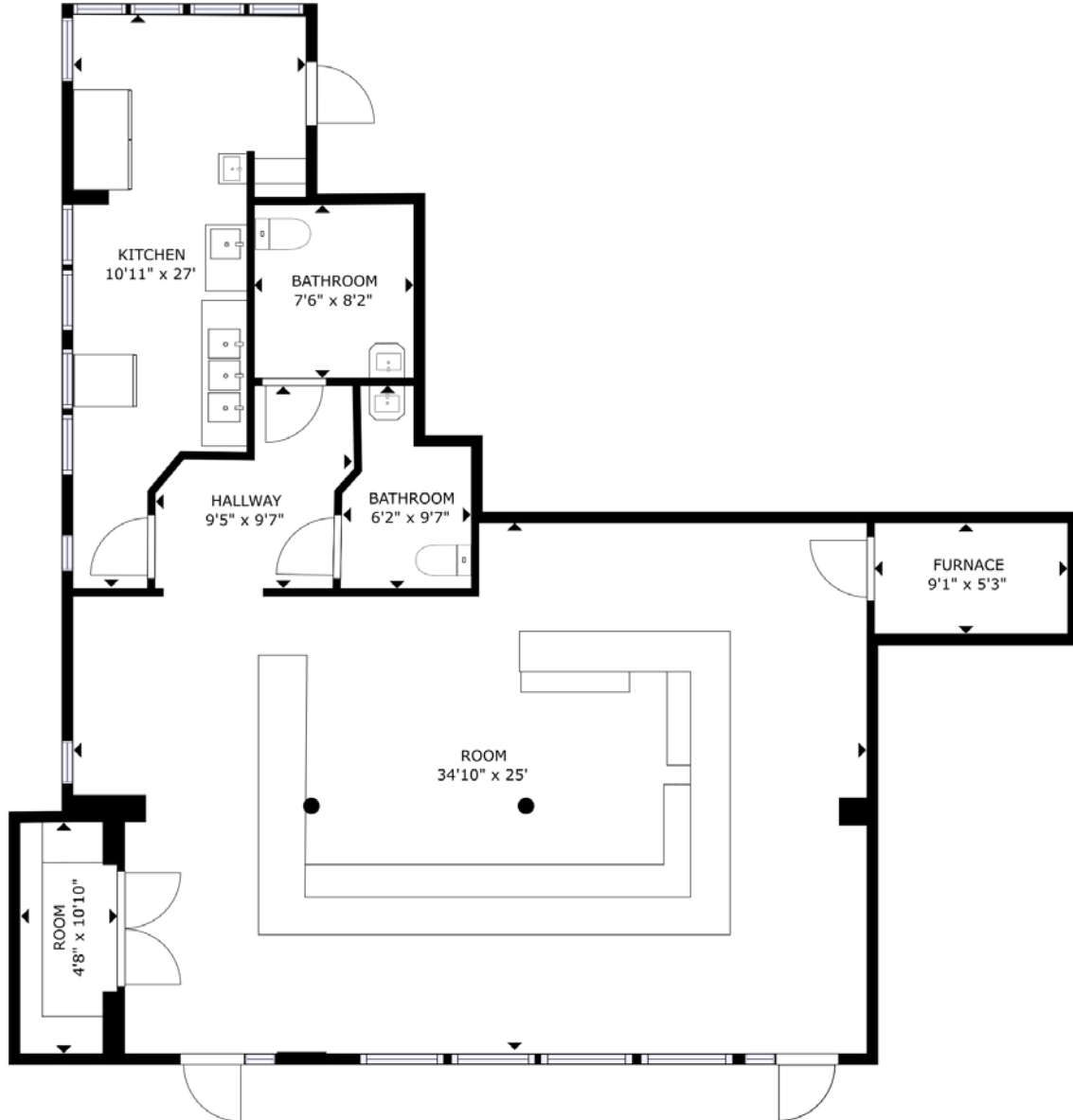
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GROSS INTERNAL AREA
FLOOR 1: 1351 sq ft
TOTAL: 1351 sq ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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4900 E Colfax Ave, Denver, Colorado, 80220

DEMOGRAPHICS



214,228
Population



37.0
Median Age



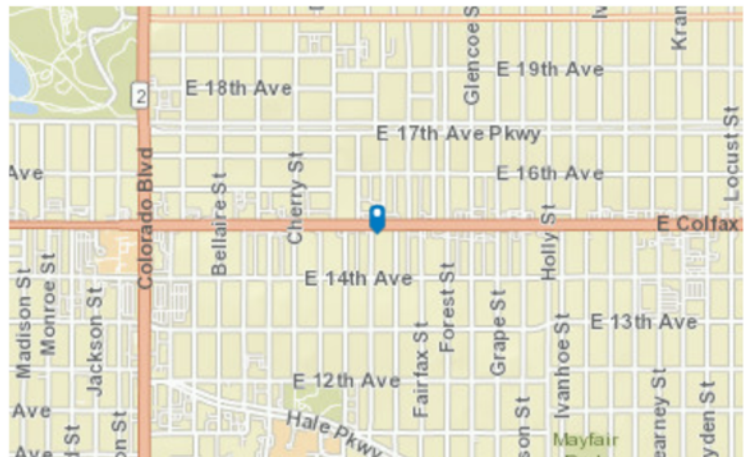
2.0
Average
Household Size



\$87,227
Median Household
Income

TRAFFIC COUNT

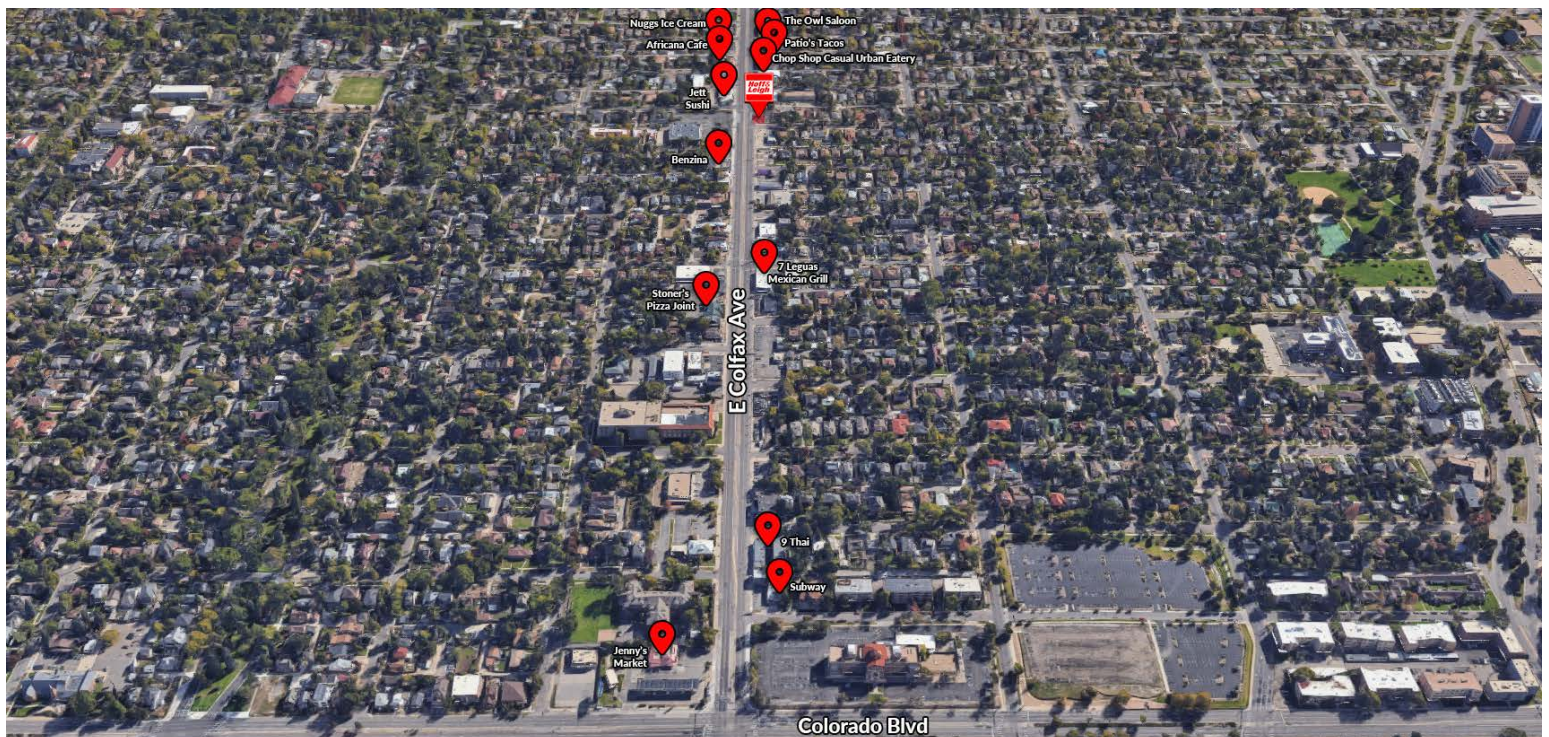
Cross street	Traffic 1	Distance
I- 70 Bus	26,000	0.0
Dahlia St	26,000	0.1
Dahlia St	7,913	0.1
Filbert Ct	27,384	0.1
Cherry St	26,000	0.2



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