

Retail Space for Lease

3601 - 3615 W COLFAX AVENUE, DENVER, CO 80204



Overview

Hoff & Leigh is excited to present desirable retail spaces located at 3601-3615 W Colfax on the corner of Lowell and Colfax, across the street from Seedstock Brewery. Each unit is 734 SF or can be combined to 2,202 SF. The units are complete with 2 private restrooms, 3 storage rooms. Beautiful wood floors, up to 12.5' ceilings, and large windows which provide lots of natural light. Please do not disturb tenant, contact broker with any questions or if you would like to set up a private tour.

No tattoo or smoke/vape shop.

For more info, please text/call Lisa Langiewicz at (970) 903-4198.

Listing Website: <https://www.hoffleigh.com/listing/3601-3615-w-colfax-avenue/>

Unit:	Size:	Price:
3605	734 SF	734 SF: \$14.50/SF/YR + \$9.39/SF/YR NNN = \$ 1,461.27 / Month
3607	734 SF	734 SF: \$14.50/SF/YR + \$9.39/SF/YR NNN = \$ 1,461.27 / Month
3609	734 SF	734 SF: \$14.50/SF/YR + \$9.39/SF/YR NNN = \$ 1,461.27 / Month
3605-3609	2,202 SF	2,202 SF: \$14.50/SF/YR + \$9.39/SF/YR NNN = \$4,383.82 / Month

Highlights

- West Colfax Frontage
- High Traffic VPD
- Wood Floors

Property Details



Lease Rate
\$14.50 SF/YR
(+ \$9.39 SF/YR NNN)



Space Available
734 - 2,202 SF



Building Size
5,565 SF

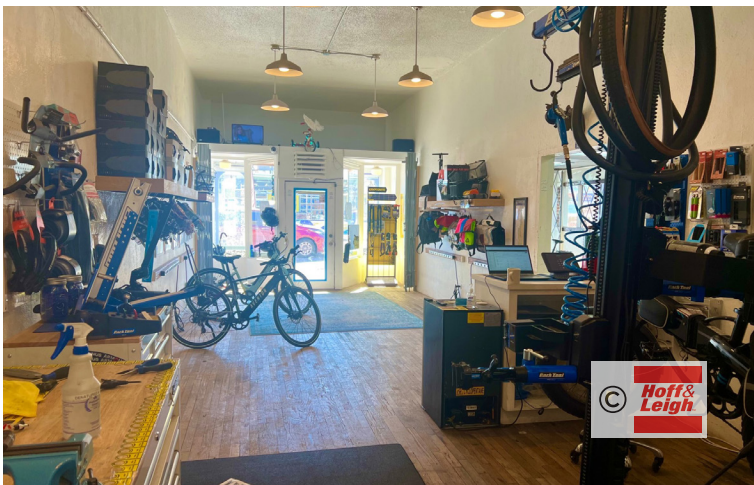


Zoning
MS1

Rev: April 4, 2024

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3601 W Colfax Ave, Denver, Colorado, 80204

DEMOGRAPHICS



224,744
Population



35.4
Median Age



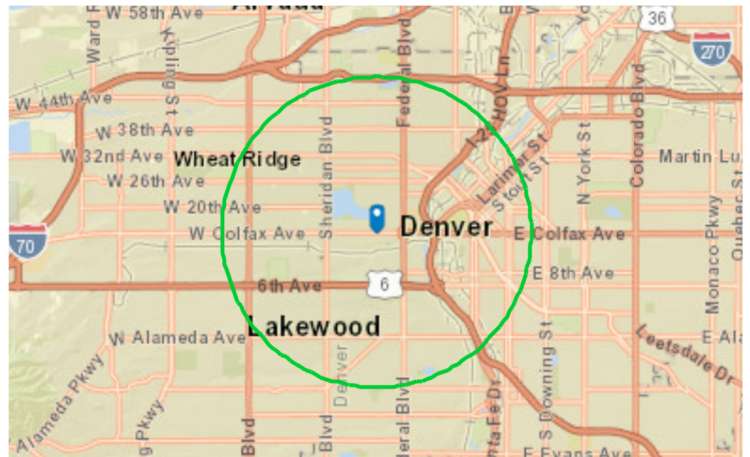
2.0
Average
Household Size



\$79,474
Median Household
Income

TRAFFIC COUNT

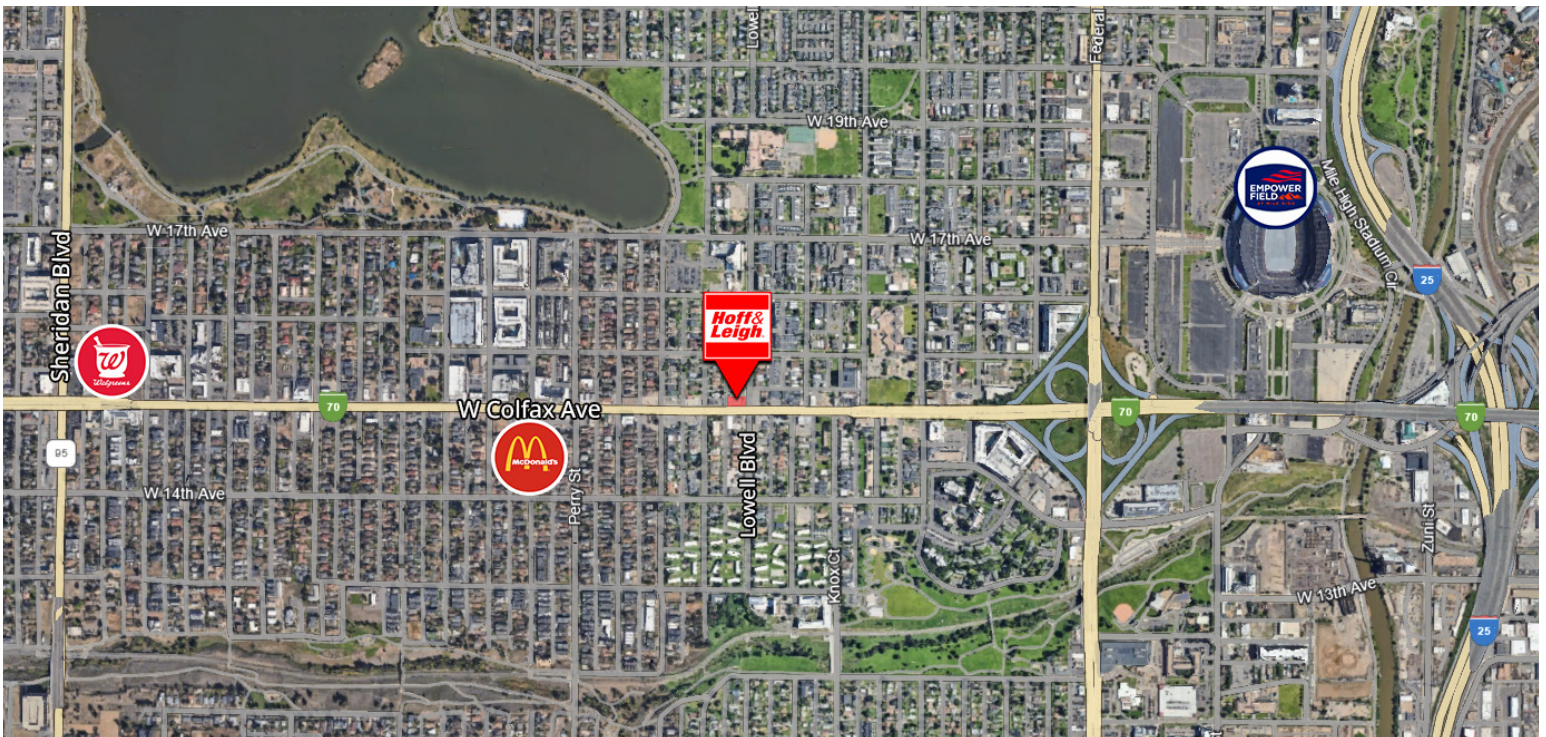
Cross street	VPD	Distance
Lowell Blvd	29,173	0.0
W Conejos Pl	895	0.0
W Conejos Pl	617	0.1
Meade St	37,200	0.1
King St	31,903	0.1



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