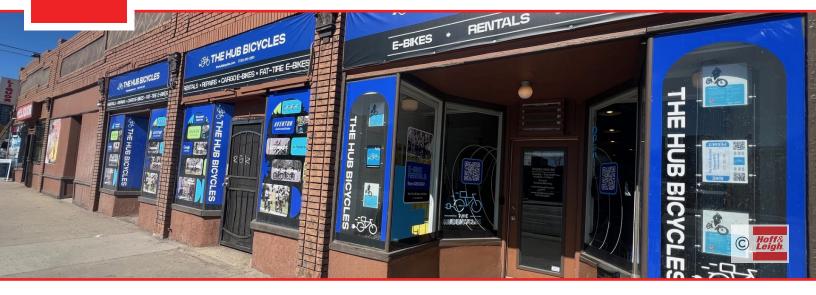


3601 - 3615 W COLFAX AVENUE, DENVER, CO 80204



**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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All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.



3601 - 3615 W COLFAX AVENUE, DENVER, CO 80204













Rev: April 4, 2024

**Lisa Langiewicz** C: 970.903.4198 O: 720.572.5187 LisaL@HoffLeigh.com



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HoffLeigh.com/Denver



3601 - 3615 W COLFAX AVENUE, DENVER, CO 80204

3601 W Colfax Ave, Denver, Colorado, 80204 DEMOGRAPHICS <u>35</u>.4 224,744 Population 2.0 Average

Household Size

Median Age \$79,474 Median Household Income

# **TRAFFIC COUNT**

Cross street	VPD	Distance	W 58th Ave
Lowell Blvd	29,173	0.0	W dath Ave
W Conejos Pl	895	0.0	W 32nd Ave Wheat Ridge W 26th Ave W 20th Ave W 20th Ave W Colfax Ave W Colfax Ave
W Conejos Pl	617	0.1	6th Ave 6 E 8th Ave
Meade St	37,200	0.1	W Alameda Ave akew ood
King St	31,903	0.1	Blvd De Blvd D

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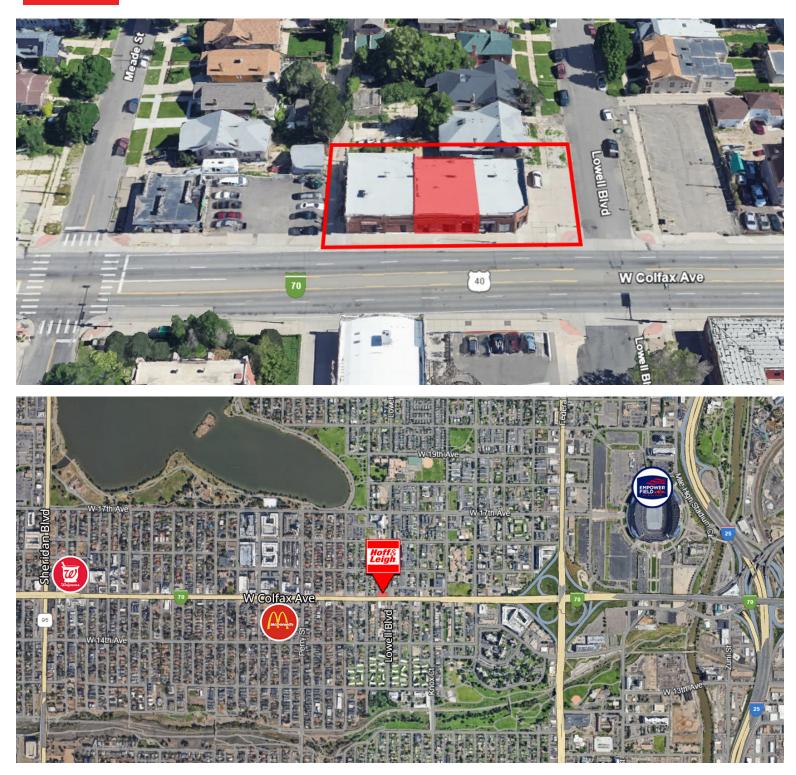
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