

Retail Space for Lease

3601 - 3615 W COLFAX AVENUE, DENVER, CO 80204



Overview

Hoff & Leigh is excited to present a desirable retail space located at 3601 W Colfax on the corner of Lowell and Colfax, across the street from Seedstock Brewery. This 2,202 SF unit is 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.

2,202 SF: \$14.50/SF/YR + \$9.39/SF/YR NNN = \$4,383.82 / Month.

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	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
2,202 SF



Building Size
5,565 SF

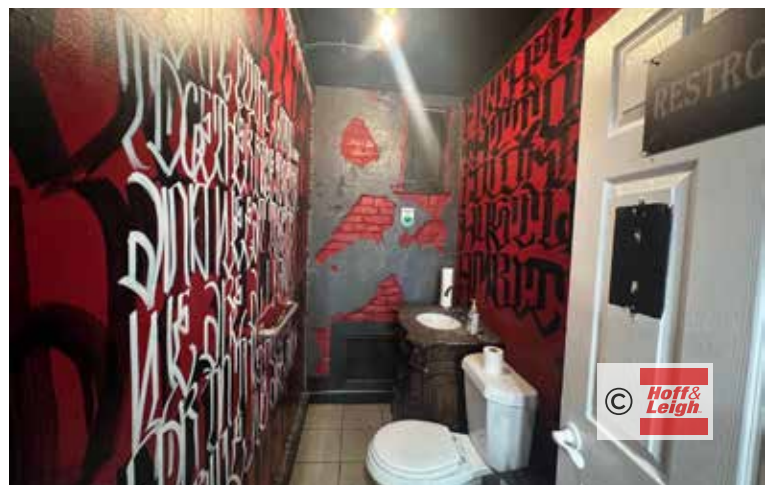
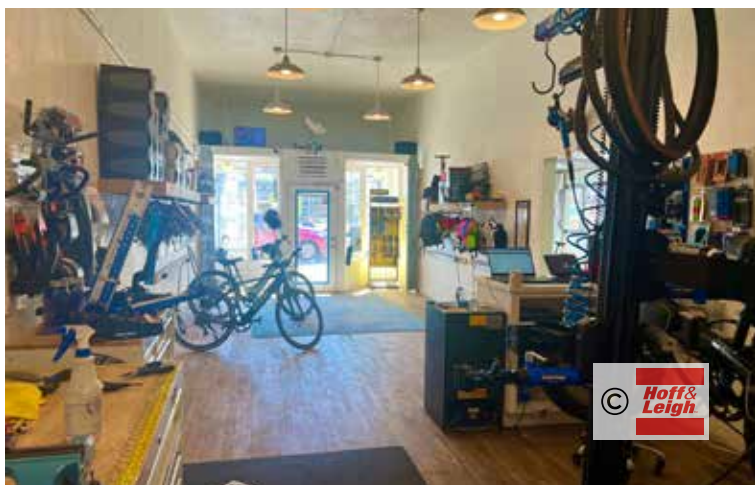


Zoning
MS1

Rev: March 5, 2024

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Our Network Is Your Edge

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.

Lisa Langiewicz

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DEMOGRAPHICS



224,744
Population



35.4
Median Age



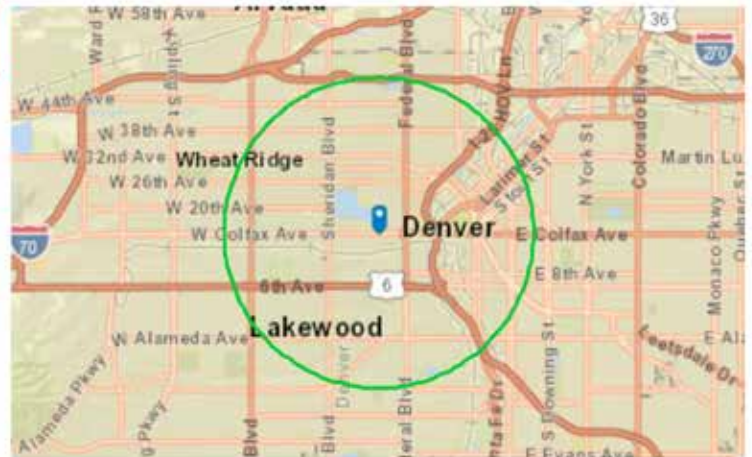
2.0
Average
Household Size



\$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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