Retail Spaces for Lease on West Colfax

3601-3615 W COLFAX AVE | DENVER, COLORADO 80204-1512



Overview

Hoff & Leigh is pleased to present multiple retail leasing opportunities at 3601–3615 W. Colfax Avenue, prominently located at the corner of Lowell Boulevard and West Colfax, directly across from Seedstock Brewery.

THE PROPERTY OFFERS TWO UNIQUE RETAIL SPACES:

734 SF Inline Space: Features an open floor plan and a private restroom, providing a flexible layout suitable for a variety of retail uses.

1,085 SF Endcap Space: Offers a functional layout with one private office, a private restroom, a storage room, a dressing room within the main retail area, and access to a spacious patio for tenant use.

Both spaces feature beautiful wood flooring, security cameras, impressive 12.5-foot ceilings, and large windows that fill the spaces with abundant natural light.

Join established tenants Drinks Liquor and AJ Alterations at this vibrant retail center along the highly recognizable West Colfax corridor. These spaces offer an excellent opportunity to establish or expand your business in a well-positioned neighborhood retail destination.

1,085 SF: $17/SF/YR + $10.44/SF/YR NNN / 12 = $2,482/Month.
734 SF: $15/SF/YR + $10.44/SF/YR NNN / 12 = $ 1,557/Month.

Highlights

- Endcap Unit with Direct Street Facing Exposure
- Beautiful Wood Floors
- High Traffic VPD and Street Front Exposure

Property Details

Lease Rate

- **$15.00-17.00 SF/YF (NNN)**

Space Available

- 734 SF - 1,085 SF

Building Size

- 5,565 SF

Zoning

- MS1

Unit:	Size:	Lease Rate:
3601	1,085 SF	$17 SF/YR + $10.44 SF/YR (NNN) / 12 = **$2,482/month**
3609	734 SF	$15 SF/YR + $10.44 SF/YR (NNN) / 12 = **$1,557/ month**

Rev: November 9, 2026

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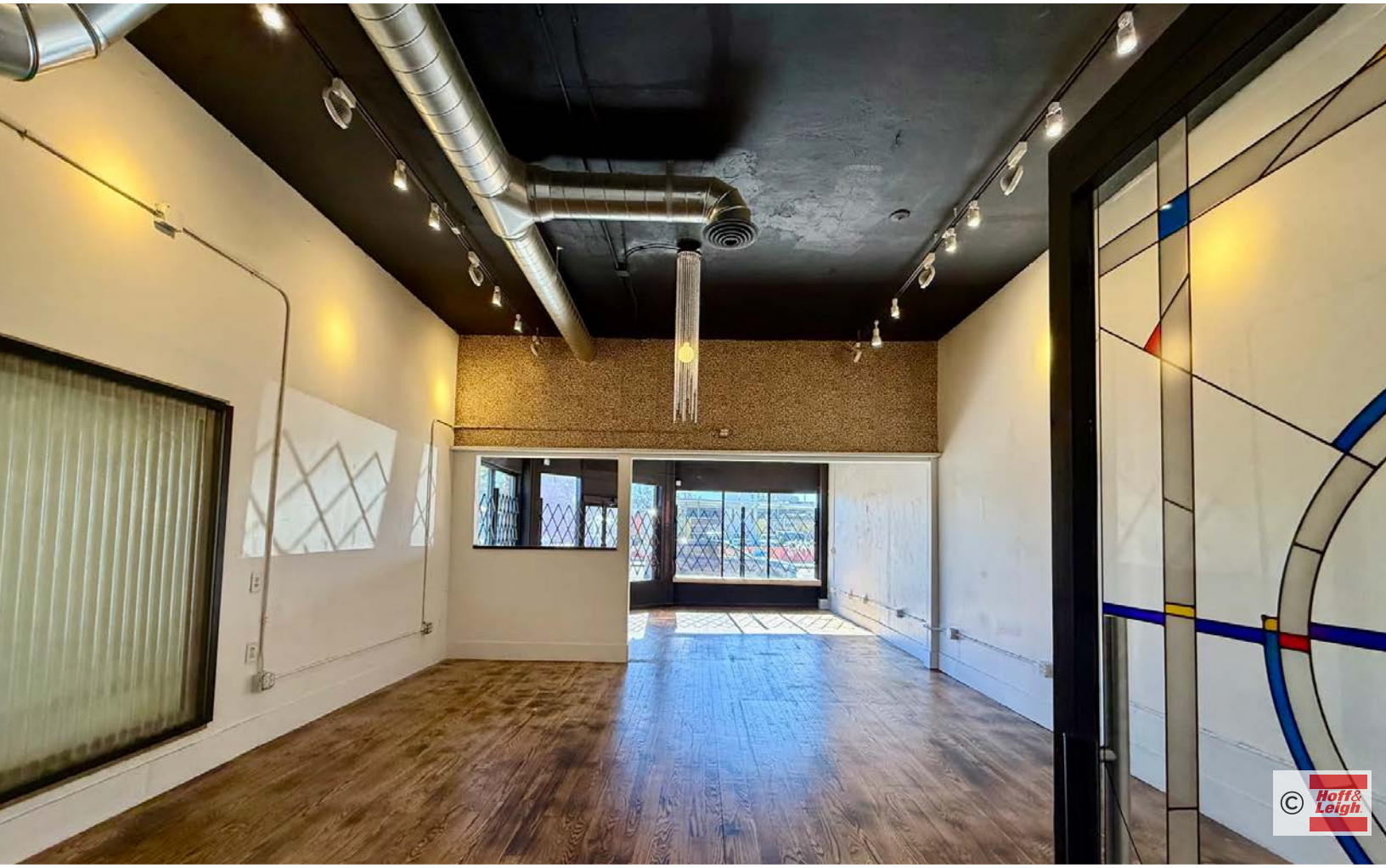


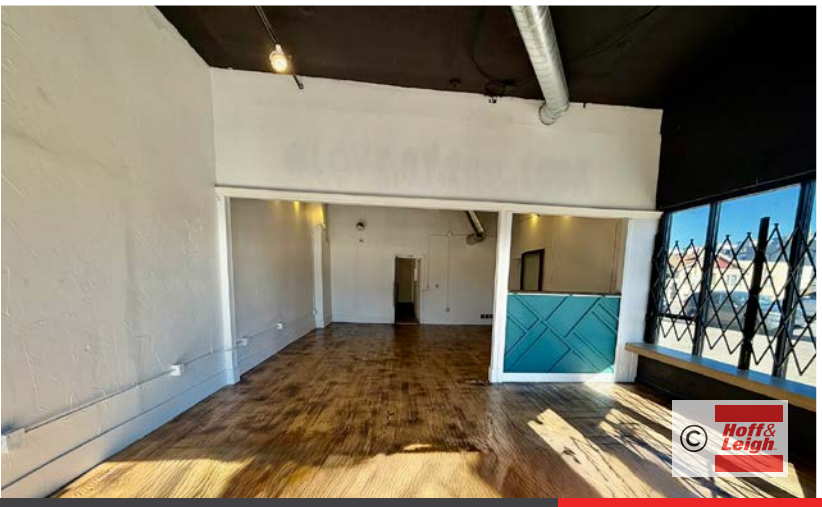
Lisa Langiewicz
C: 970.903.4198
O: 720.572.5187
LisaL@HoffLeigh.com

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3601 IMAGES







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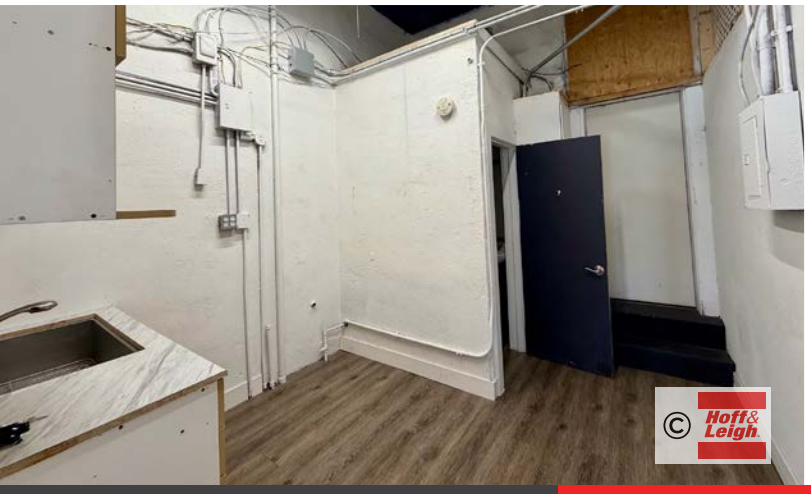
3601 IMAGES













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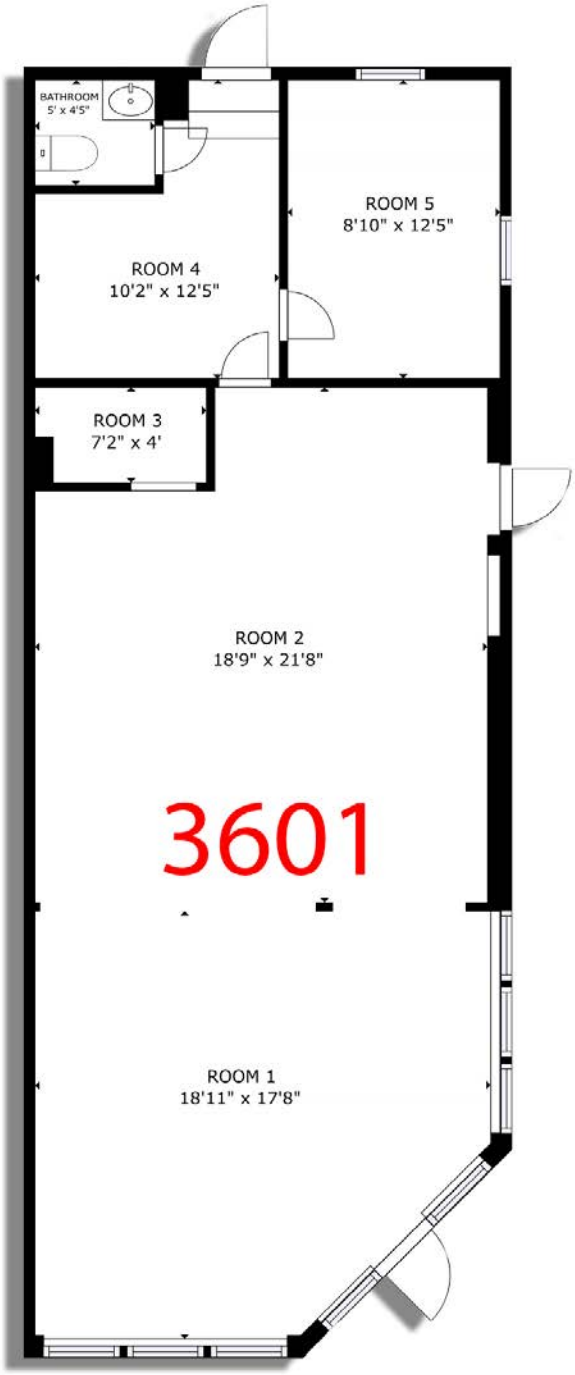


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3601 FLOOR PLAN



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3609 IMAGES









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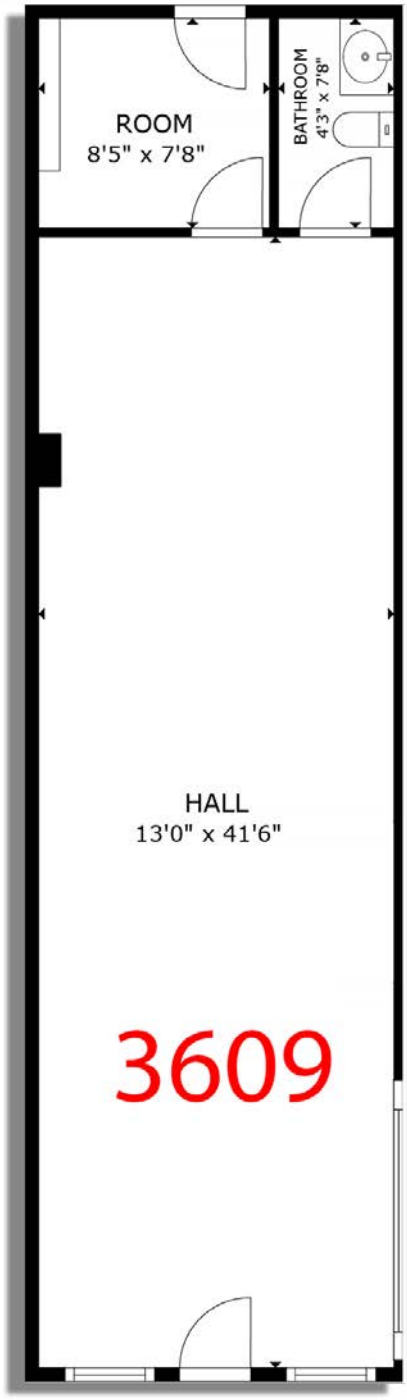


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3609 FLOOR PLAN



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DEMOGRAPHICS

238,345
Population

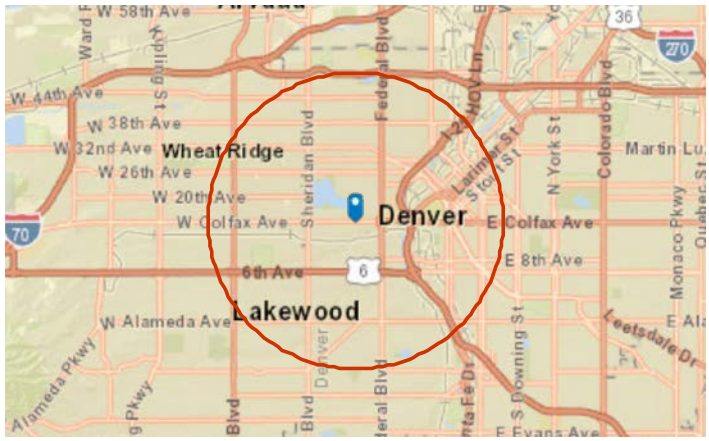
34.6
Median Age

2.0
Average Household Size

$96,051
Median Household Income

TRAFFIC COUNT

Nearest Cross Street	VPD	Distance (mi)
Lowell Blvd	29,173	0.0
W Conejos Pl	895	0.0
King St	31,903	0.1
W Conejos Pl	617	0.1
I- 70 Bus	923	0.1



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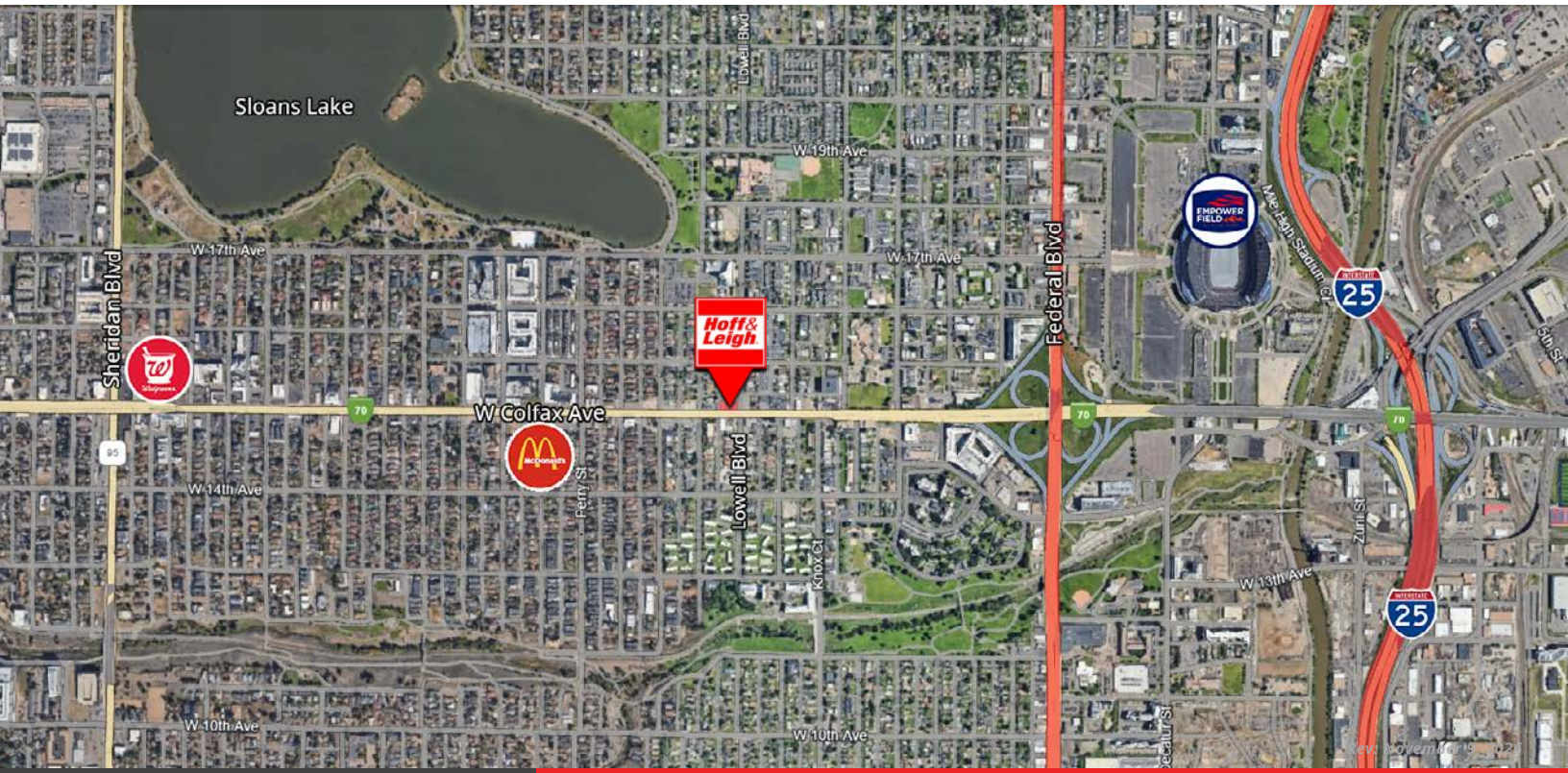


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