

E. Colfax Ave. Retail / Bar for Lease

919 E. Colfax Ave., Denver, CO 80218



For Lease \$21.00/SF NNN

BUILDING OVERVIEW

Building SF:	8,670± SF
Available SF:	2,160± SF
YOC:	1926
Parking:	Street
Zoning:	C-MS-8
Permitted Uses:	Retail, Office, Bar
Lease Rate:	\$21.00/SF NNN
Est. NNN's:	\$7.25/SF
Est. Payment:	\$5,085/mo.

PROPERTY NARRATIVE

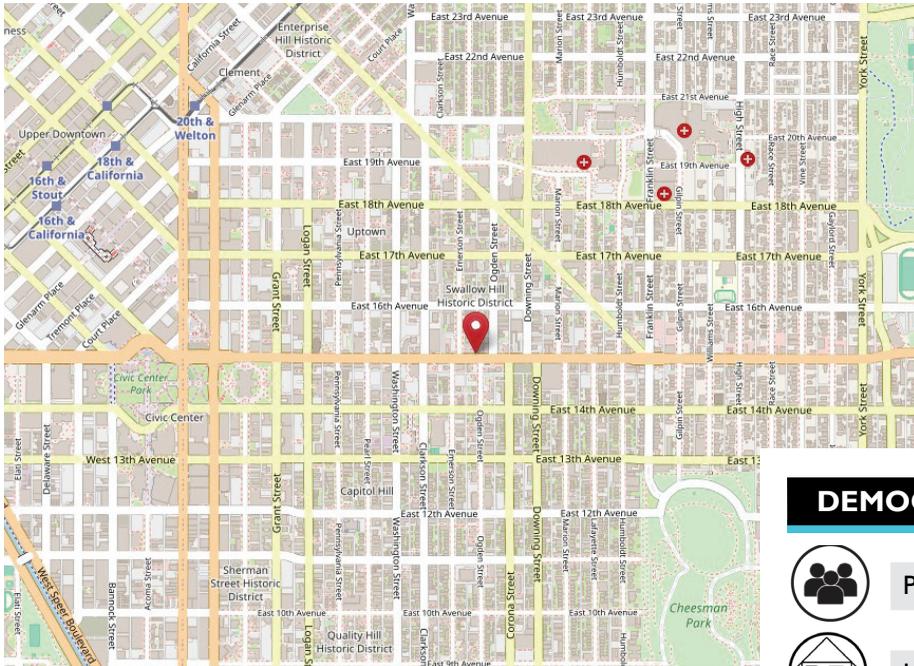
Located just ½ mile east of the State Capitol and next door to the Ogden Theatre on E. Colfax Ave., this 2,160 SF end-unit retail space is available for lease. The location offers good visibility, high traffic numbers and high foot traffic. Foot traffic benefits from the Ogden Theatre next door, and a Days Inn Hotel and 7-11 convenience store directly across the street. The space offers a new-built ADA restroom. There is a basement for additional storage.



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LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

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DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	53,801	237,928	504,000
Households	33,856	127,699	237,581
Median HH Income	\$73,953	\$88,581	\$84,010
Median Age	35.50	36.00	36.20
Traffic	27,671 vpd - E. Colfax Ave. @ Emerson St. (2024)		

Source: CoStar 2025

The information in this brochure was provided to Fuller Real Estate (FRE) by the owner of the property. FRE has not independently verified this information. Buyers have been advised by FRE to investigate the property including, without limitation, the physical condition of the property, access, availability of utility services, zoning, environmental risks, and soil conditions.