

E. Colfax Ave. Retail Space Available

919 E. Colfax Ave., Denver, CO 80218

FULLER
REAL ESTATE

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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
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.

Fuller Real Estate
(303) 534-4822

**Brokerage Disclosure
to Buyer**

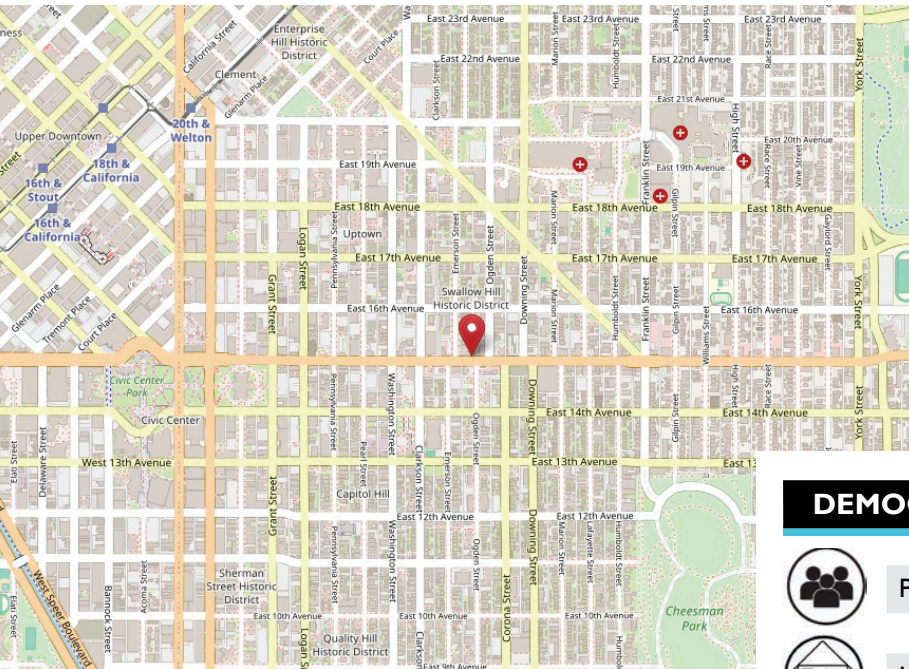
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LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

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DEMOGRAPHICS



Population

1 Mile

53,801

3 Miles

237,928

5 Miles

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