

RETAIL FOR SALE AND/OR SPACE FOR LEASE

3519 W COLFAX AVE - Q SUPERETTE

3519 W. Colfax Ave, Denver, CO 80204



OFFERING SUMMARY

SALE PRICE:	\$850,000
BUILDING SIZE:	3,409 SF
PRICE / SF:	\$249.34
AVAILABLE SPACES:	1,250 SF \$19.00 SF/yr (NNN)

PROPERTY OVERVIEW

SALE PRICE REDUCTION - \$850,000 from \$950,000

3519 W Colfax Ave is a Great Retail Mini-Mall Shopping Center. The freestanding building was built in 1997, featuring a lot size of 10,890 SF and a building size of 3409 SF. This property is conveniently located on the bus route right off Colfax Ave.

PROPERTY HIGHLIGHTS

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
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HIGHLANDS RANCH, CO
640 Plaza Dr.,
Suite 300
Highlands Ranch, CO 80129

BARRY B. BOUNDS, CCIM
Director
O: 720.221.1820
C: 303.552.8001
bounds@kw.com

The information contained herein was obtained from sources deemed reliable; however, KW Commercial Real Estate, LLC makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, commissions, change of price and conditions, prior to sale or lease, or withdraw without notice. Each KW Commercial Brokerage Business is Independently Owned and Operated

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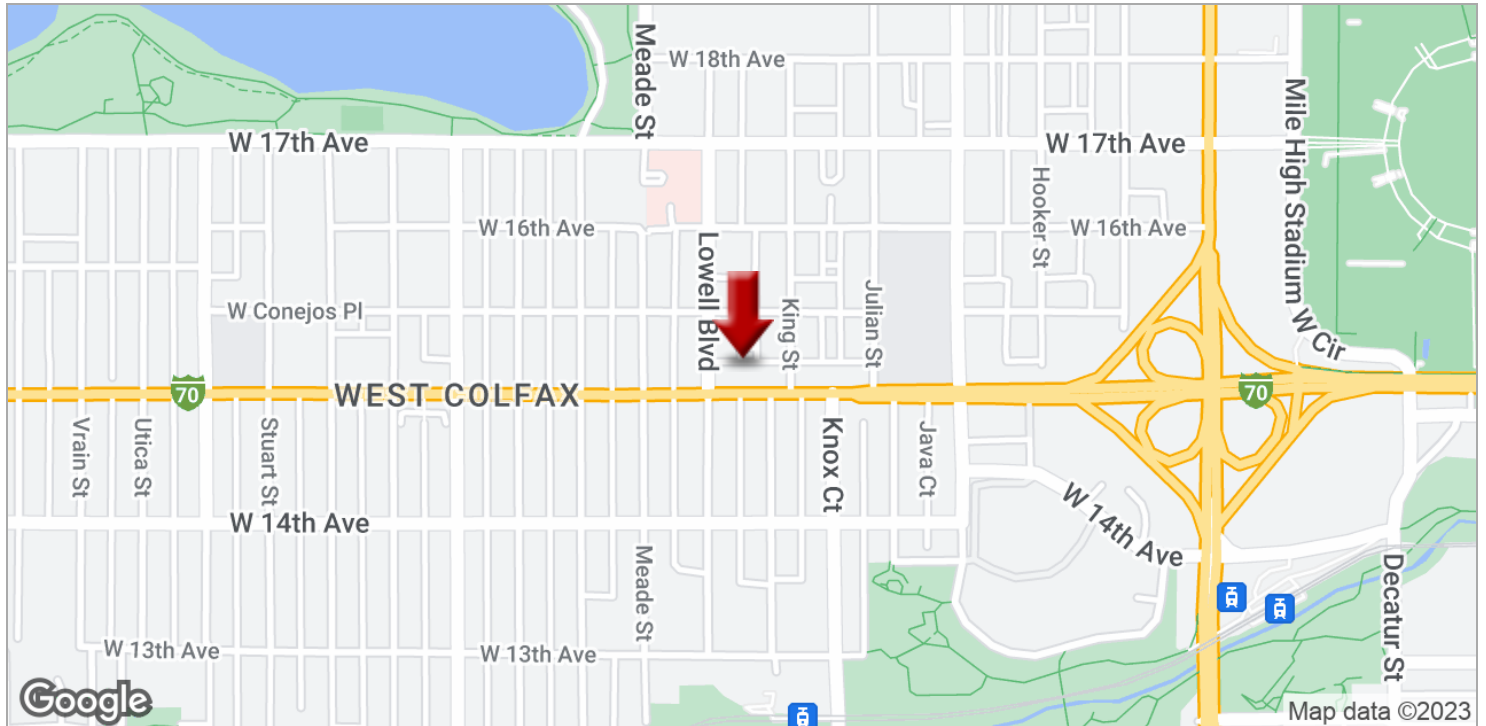
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POPULATION	1 MILE	2 MILES	3 MILES
Total population	22,434	74,013	167,622
Median age	30.3	31.8	32.9
Median age (male)	29.8	31.7	32.3
Median age (Female)	31.4	32.2	34.1
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	8,805	29,794	70,218
# of persons per HH	2.5	2.5	2.4
Average HH income	\$44,875	\$52,617	\$55,489
Average house value	\$228,351	\$268,278	\$249,936

* Demographic data derived from 2020 ACS - US Census

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