

CAPITAL HILL EAST COLFAX AVE. LAND AVAILABLE FOR SALE OR LAND LEASE

1801 E. Colfax Ave., Denver, CO 80218



PROPERTY DESCRIPTION

For Sale/Land Lease/Build To Suit

PROPERTY HIGHLIGHTS

- Located at a signalized corner. Former carwash site. Suitable for retail, drive-thru, office or apartments up to 5 - 7 stories **(with incentives for affordable housing)** Owners are open to discussions for a land lease or build to suit opportunity.
- Double sided billboard included.

TRAFFIC COUNT

E. Colfax Ave. W of Williams St.	36,555/vpd
E. Colfax Ave. W of Park Ave.	32,287/vpd
E. Colfax Ave. E of Race St.	25,594/vpd

OFFERING SUMMARY

Sale Price:	\$2,400,000
Lot Size:	0.36 Acres
Taxes:	\$36,297.44 (2023)
Zoning:	C-MS-5
Buildable:	Approx. 7,000 SF Building

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2023 Population	13,059	227,554	506,840
Average Household Income	\$94,089	\$112,318	\$107,688
2023 Households	27,070	122,446	234,392
Businesses	4,281	24,715	40,228
Employees	26,755	254,363	394,839

* Demographics and Traffic Counts provided by CoStar

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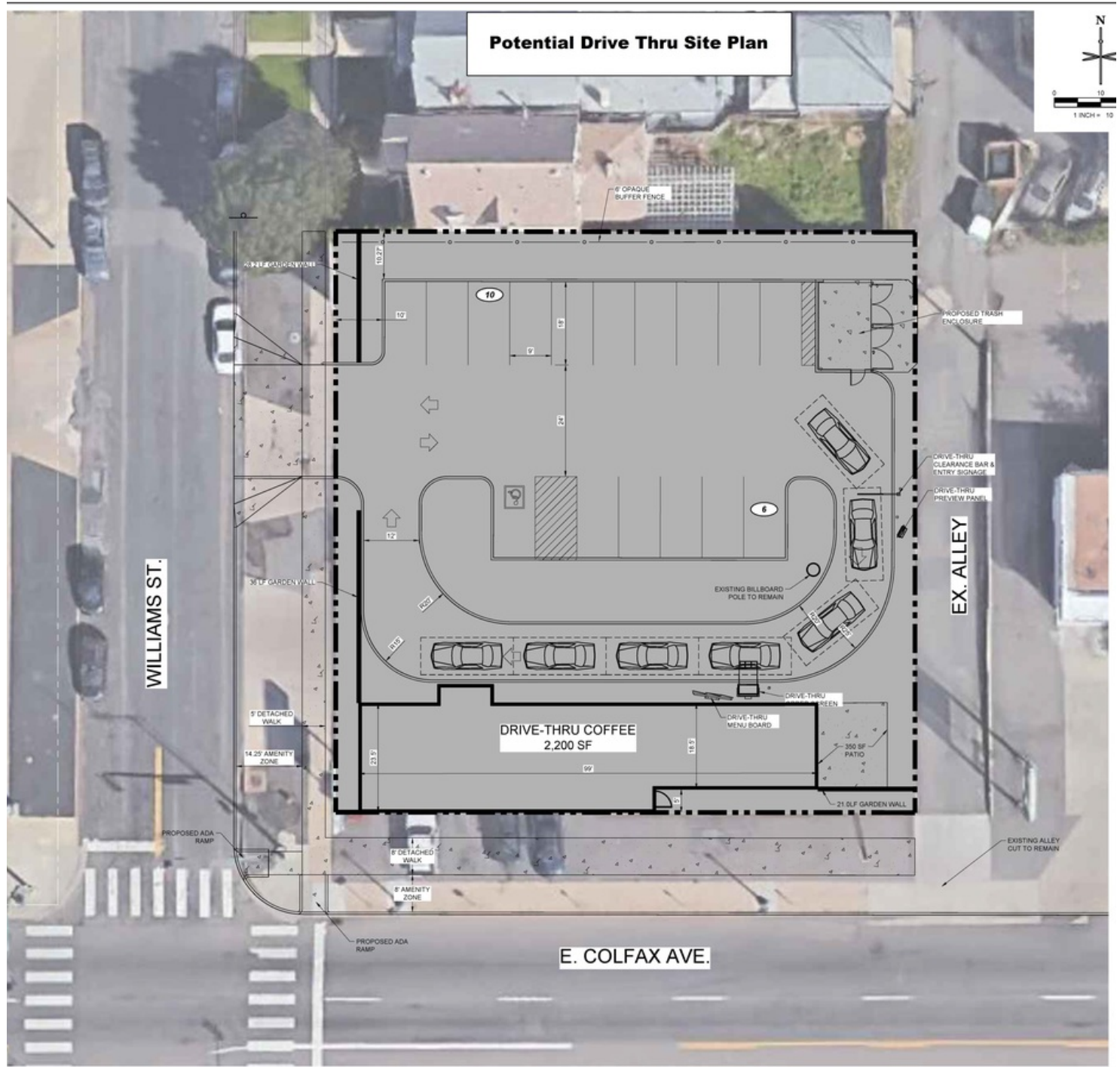
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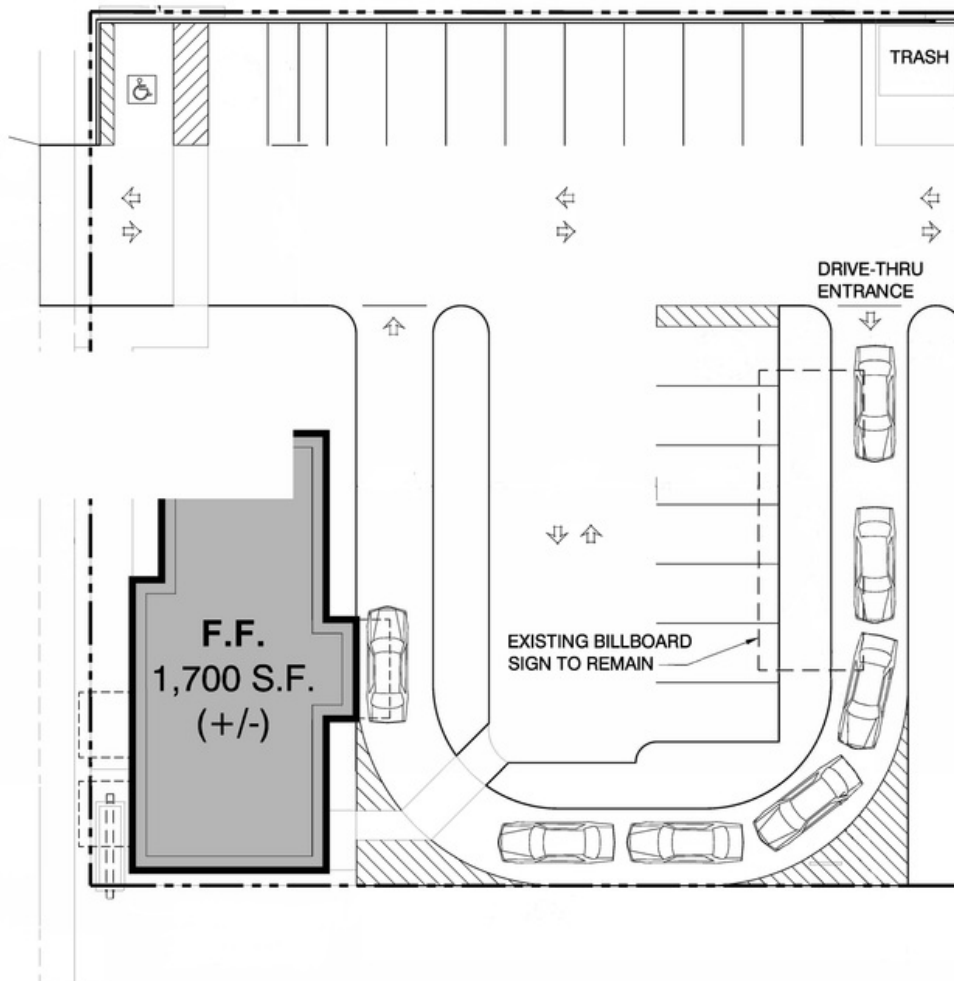
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Potential Drive Thru Site Plan



EAST COLFAX AVENUE

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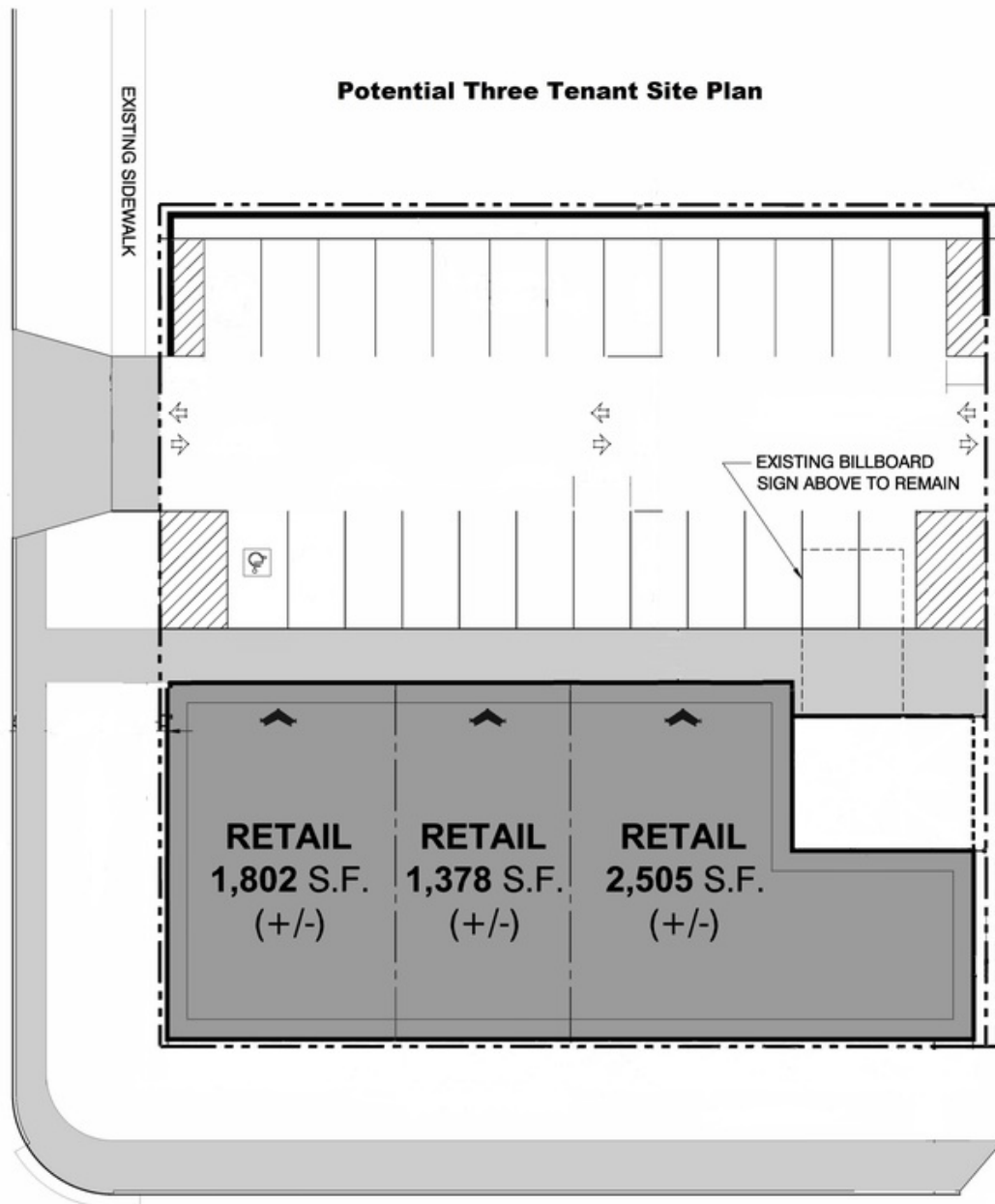
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Double sided sign



Pole sign

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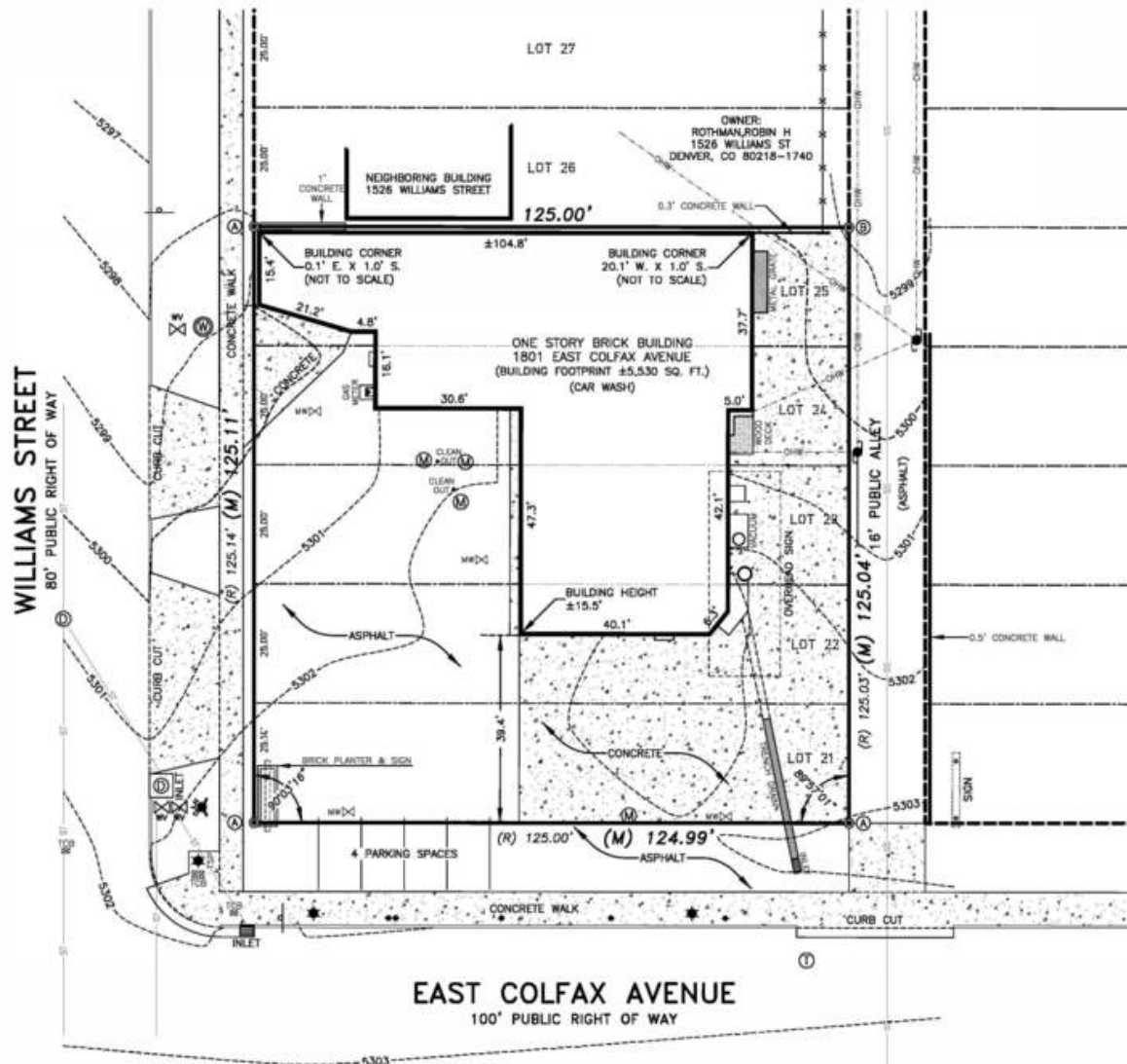
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