

RETAIL PROPERTY FOR SALE AND LEASE

4609 E Colfax Avenue
Denver, CO 80220



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PROPERTY DESCRIPTION

Henry Group Real Estate has been exclusively retained to market the property at 4609 E Colfax Avenue in Denver, CO for Sale or Lease. This is a fully-built out, and recently updated Commissary Kitchen building in a strategic location at the edge of the Park Hill neighborhood. The building offers parking in the back and additional storage in the basement. It also includes a walk-in cooler, hood system, grease trap and office space. Ideal for ghost kitchen users, caterers, or a commissary kitchen for multiple restaurant unit operators.

For lease terms, Landlord will provide up to \$200,000 in a Tenant Improvement allowance to a well-qualified tenant.

PROPERTY HIGHLIGHTS

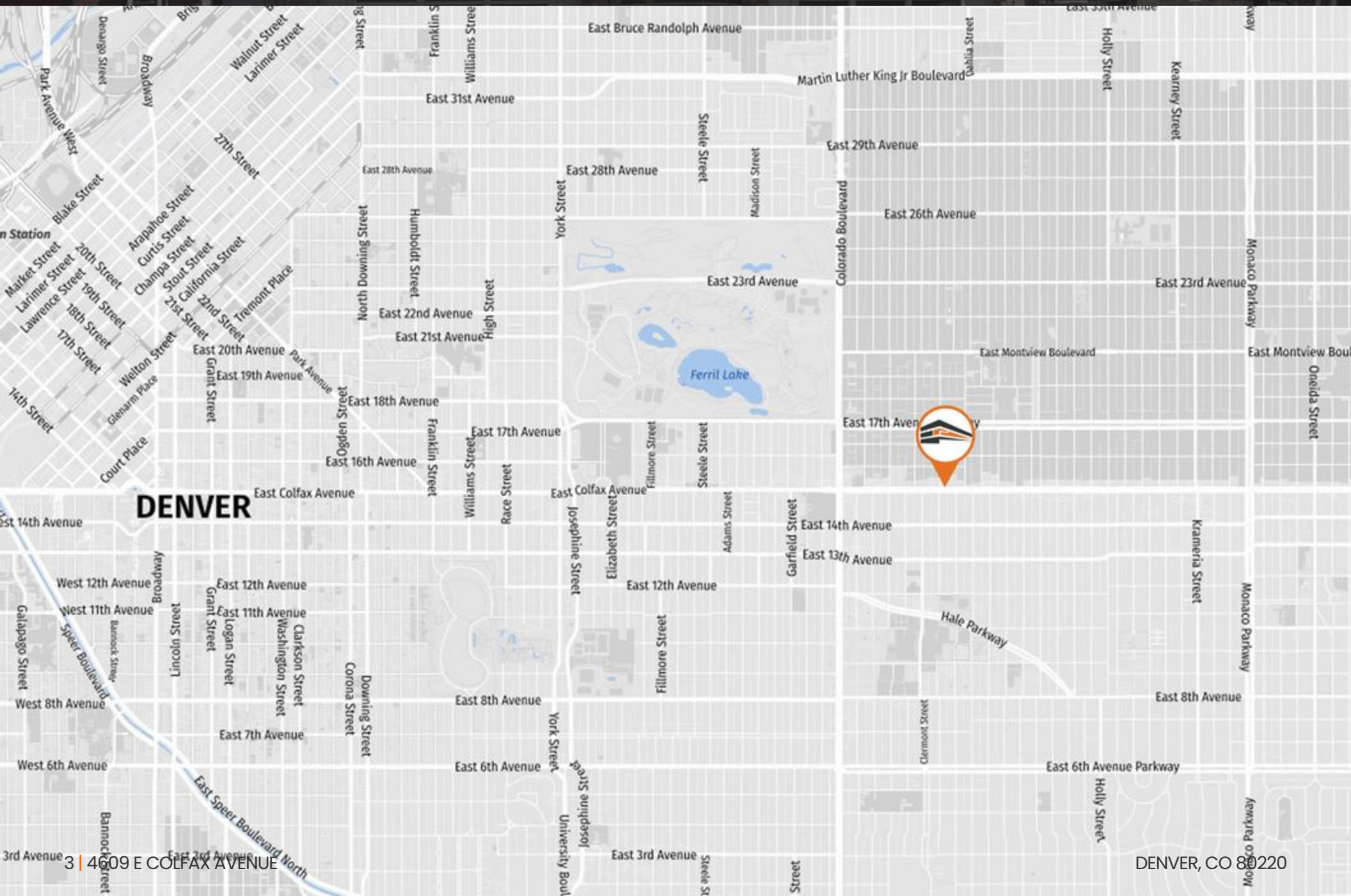
- Walk-In Cooler
- Hood System
- Grease Trap
- Basement Storage
- Office Space
- Parking

OFFERING SUMMARY

Address	4609 E Colfax Avenue Denver, CO 80220
Sale Price	\$815,000
Lease Rate	\$25/PSF (Includes T.I.)
Building SF	3,584 SF
Lot Size	4,920 SF
Zoning	U-MS-3
Parking	5 Exclusive Parking Spaces
Availability	Immediate

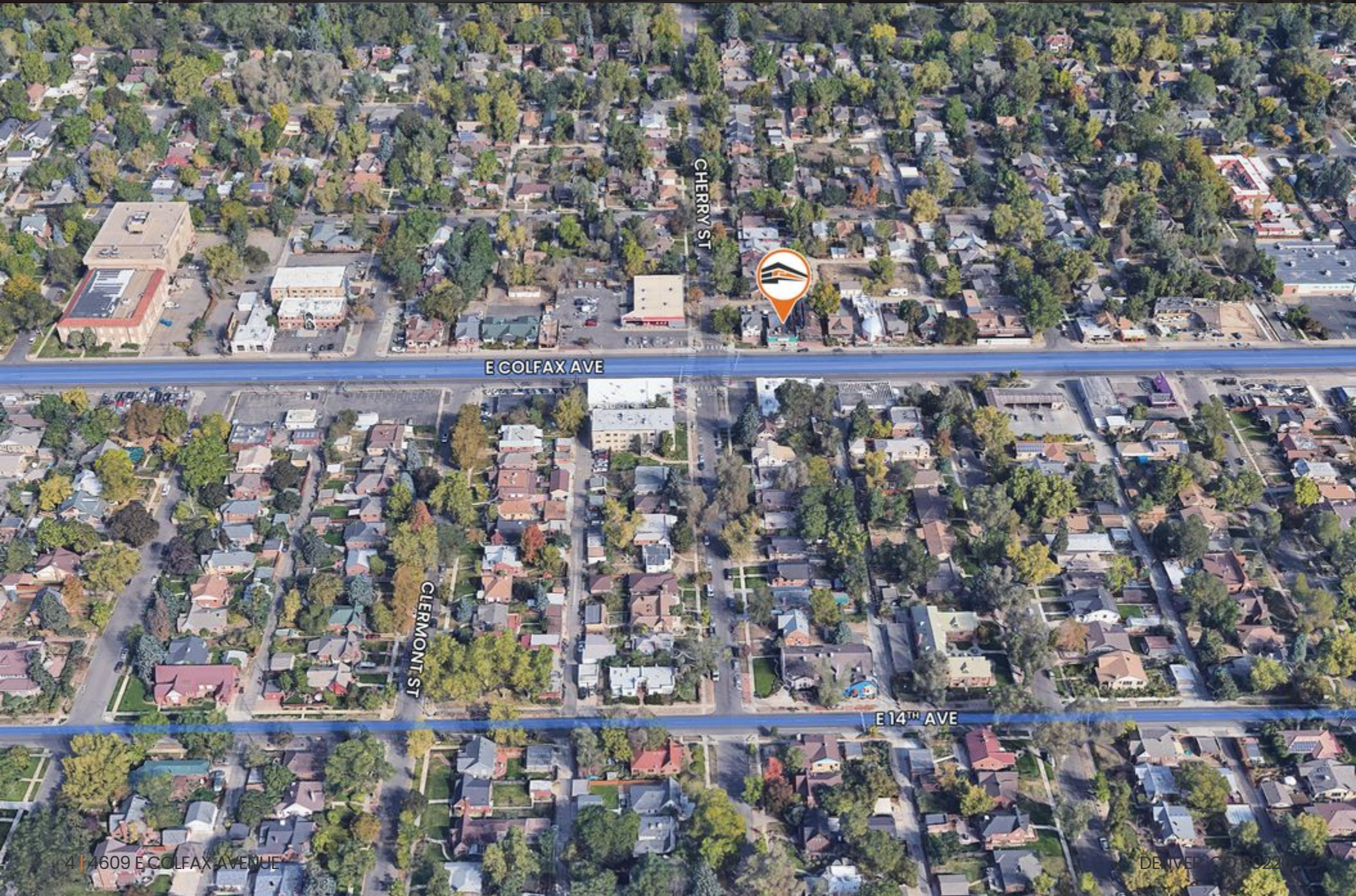


LOCATION MAP



3 | 4609 E COLFAX AVENUE

DENVER, CO 80220



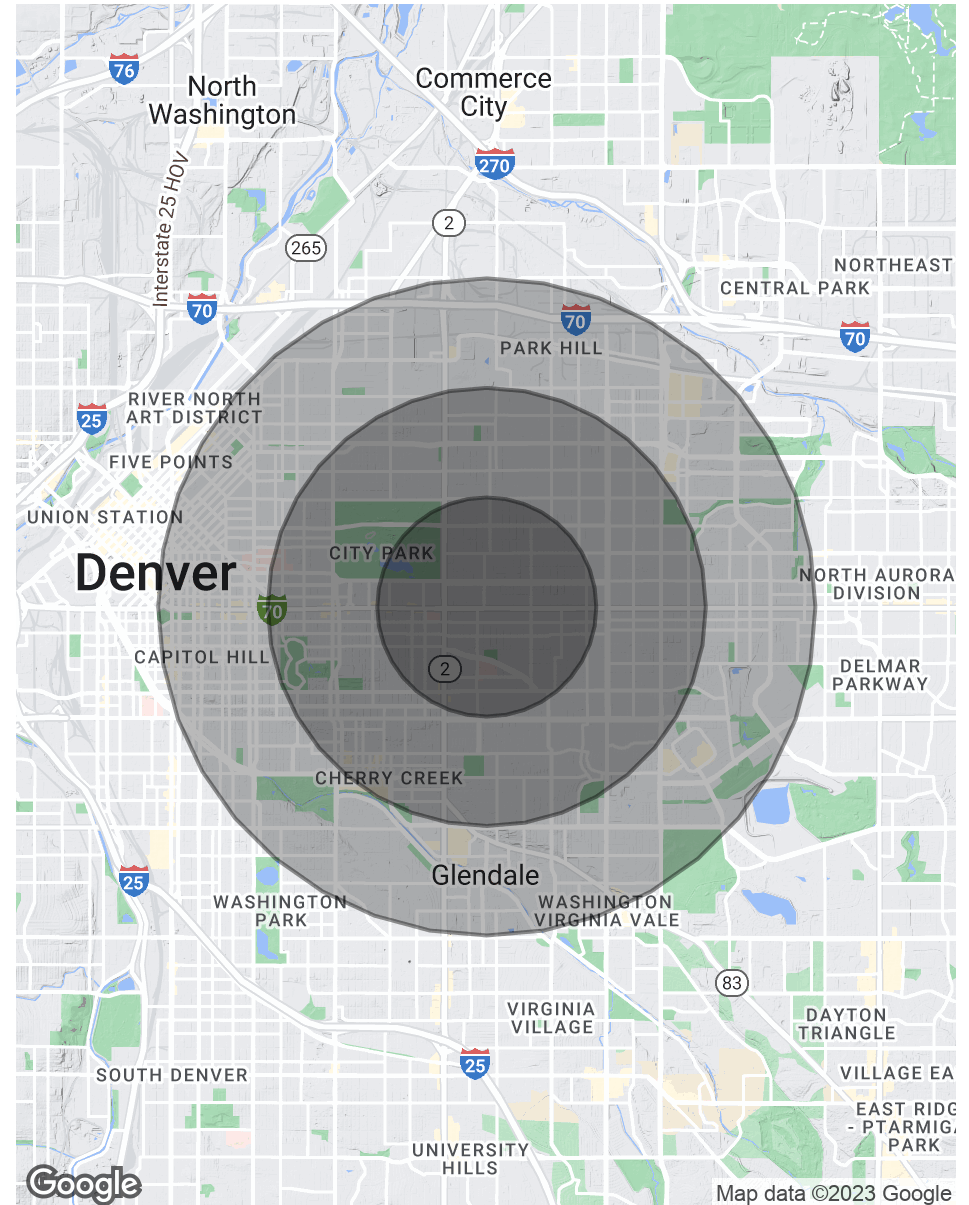
POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	19,935	70,005	155,745
Average Age	37.1	38.0	36.7
Average Age (Male)	36.9	37.9	36.7
Average Age (Female)	37.2	38.1	36.6

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	10,037	33,937	76,141
# of Persons per HH	2.0	2.1	2.0
Average HH Income	\$100,177	\$100,755	\$85,119
Average House Value	\$449,887	\$485,949	\$450,970

* Demographic data derived from 2020 ACS - US Census





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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Henry Group LLC d/b/a, Henry Group Real Estate in compliance with all applicable fair housing and equal opportunity laws.



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