



4515 East Colfax  
Denver, CO 80220

### Property Overview

- Great opportunity for an owner/user in retail or office
- High visibility on Colfax Avenue
- Strong area development
- Many planned improvements coming to this business district
- Close proximity to strong amenities

**For Sale: \$500,000** (\$176.36/sf)

### Property Facts

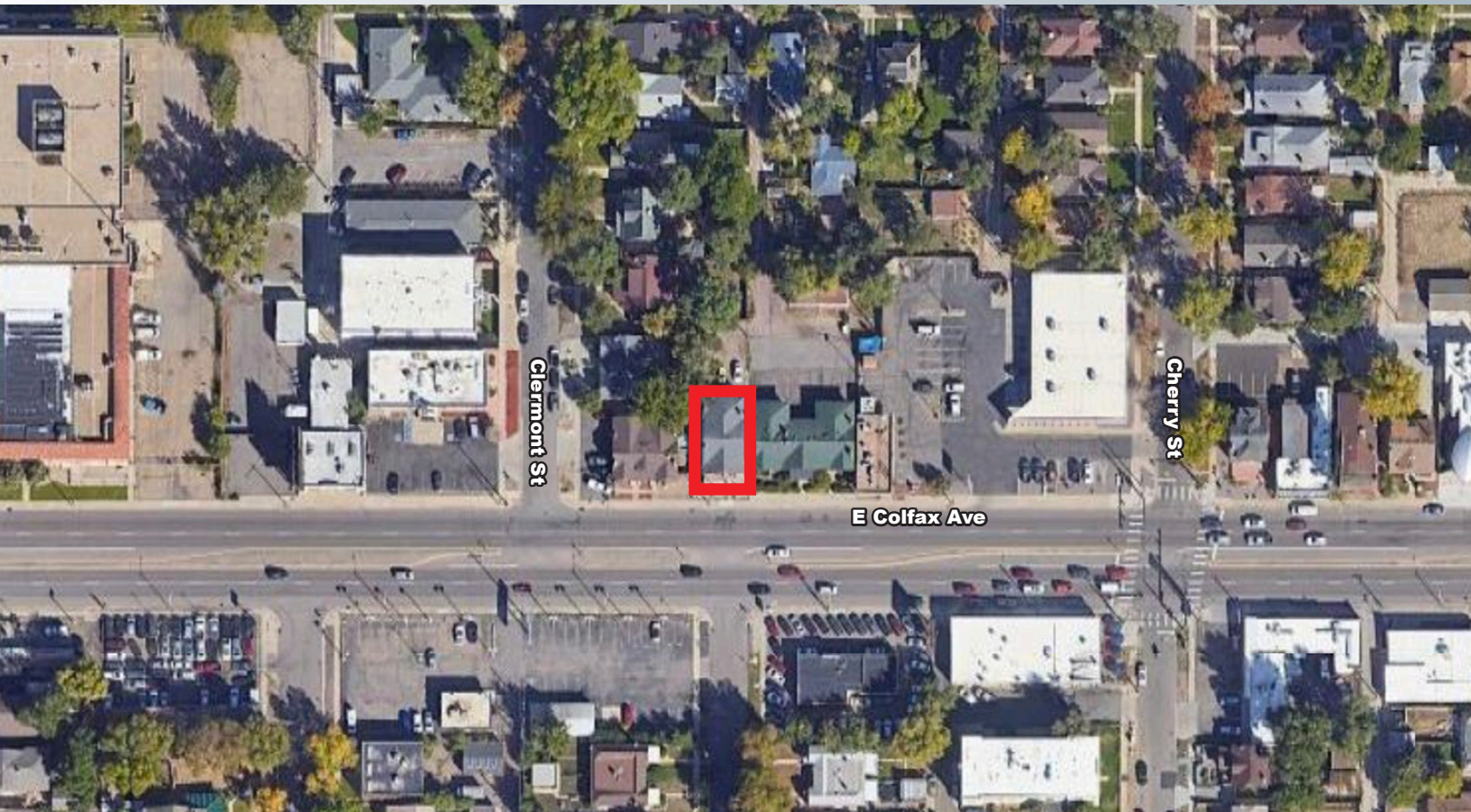
|               |                    |
|---------------|--------------------|
| Building Size | 2,835 SF           |
| Land Size     | 5,120 SF           |
| Year Built    | 1914               |
| Zoning        | U-MS-3             |
| Taxes         | \$11,541.32 (2024) |

For more information:

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| Population | 1 mile | 5 miles | 10 miles  |
|------------|--------|---------|-----------|
| 2020       | 26,257 | 488,421 | 1,434,538 |
| 2024       | 24,572 | 499,951 | 1,438,914 |

| Income      | 1 mile    | 5 miles   | 10 miles  |
|-------------|-----------|-----------|-----------|
| Average HHI | \$126,274 | \$110,648 | \$100,516 |
| Median HHI  | \$92,551  | \$80,790  | \$74,735  |

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