



# 3610 West

## Retail Space in an Opportunity Zone

3610 W Colfax Avenue, Denver, CO 80204

Win King, Broker  
King Commercial Real Estate  
3550 W 38<sup>th</sup> Ave  
Denver, Colorado 80211  
Phone: 303.877.5889  
Email: win@kcredenver.com

Website: [www.kcredenver.com](http://www.kcredenver.com)



**LOCATION:** 3610 W Colfax Avenue, Denver, CO 80204

**SUITE DESCRIPTION:** 3,350 SF Warm Shell. Shared services available: 200+ Amp 3 phase, 10-ton HV/AC ready for distribution, two (2) ADA bathrooms and 3' gas and 1.5" water.

**LEASE RATE:** \$26.00/SF

**2022 NNN ESTIMATE:** \$10.80/SF

**ZONING:** U-MS-3, Denver

**CENTER DESCRIPTION:** 7,570 SF community center anchored by a celebrated brewery and popular crafted coffee and kombucha tea house. Ideal for everything from a bike shop to a wellness center.

**COMMENTS:** High visibility in an established neighborhood at an affordable rate makes this location an attractive alternative to other high-profile neighborhoods facing challenging times after the accelerated growth of the last 5 years. Enterprise and Opportunity Zone designations could uniquely benefit new businesses coming into the area.



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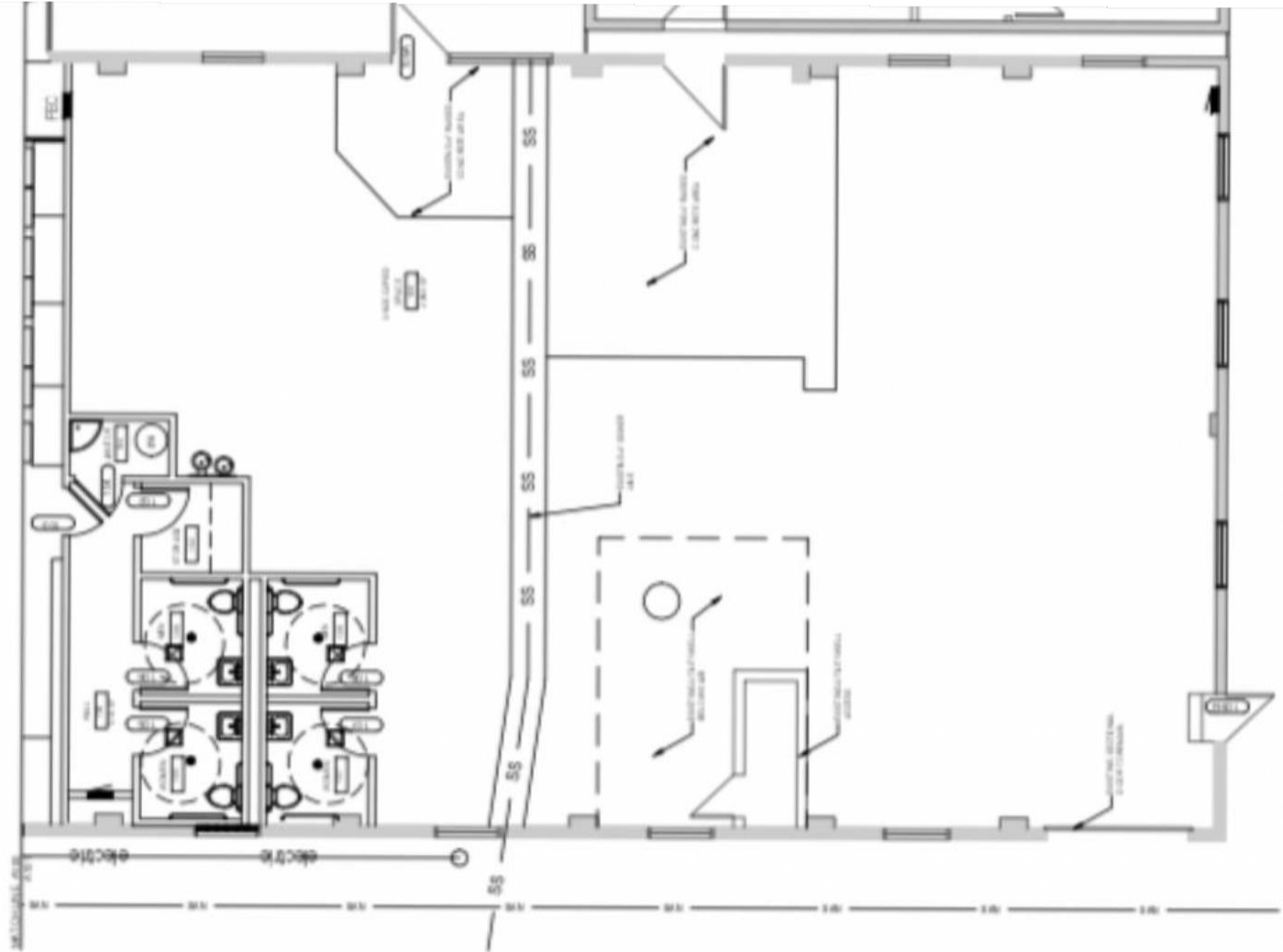
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Join Alamo Drafthouse, Sloan's Tap & Burger, O'Dell Sloan's Lake Brewhouse, The Patio, Little Man Creamery, Seedstock Brewery, Brew Culture Coffee, in catering to all our West Denver residents and the many more soon to come.

Major changes are afoot for our area of town that will likely continue to see growth during the economic uncertainty we now face. Easy access to I-25, 6th Ave, Federal and Sheridan Blvds. and the Westline Light Rail Stations at Knox and Perry. Over 38,000 in daily traffic count.



The information contained herein is from sources deemed reliable. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person receiving this information to independently verify it. This package is subject to change, prior sale, or complete withdrawal.







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### U-MS-3 Permitted Uses

- Eating/ Drinking Establishments
- Cultural/Special Purpose
- General Office
- Dental/ Medical Office or Clinic
- Light Automobile Services & Retail
- Media Production & Recording Studio
- General Retail Sales
- Food Sales/ Market
- Book Store, Gift Store, Postal/Copy Facility
- Arts, Entertainment, Amusement Services
- Yoga/ Gym/ Dance Studio
- Day Care Center

### U-MS-3 Limited Uses

- Contractor/ Special Trades
- Food Prep and Sales
- Laboratory, Research & Tech Services
- Plant Nursery/Garden
- Community center
- Live/work

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### Area Housing Developments:

**West End Flats:** 101 workforce housing apartments & 9,295 SF of retail space.

**The Julian:** 8-story, 58-unit condominium project under construction.

**Sloans Redevelopment:** Blk 1 – Lakehouse 224-unit condo under construction; Blk 2 Residences at Sloan's 7-story Class A apts; Blk 3 Sienna and Sloans Edge 48-unit apts. with retail; Blk 4 Perry Row at Sloan's 60 townhomes; Blk 5 & 6 Regatta Sloans.

**1570 Grove Street:** a 300+ unit planned project.

**Mile High Stadium District:** formerly Sports Authority Field; plans to redevelop the south & west parking areas into a mixed-use entertainment district

**Arroyo Village:** 130-unit senior housing development at Knox Station.

**Mile High Vista & Luxe at Mile High:** "Cork" Gonzales Library; 80 unit Avondale apartments with office & retail. 375-unit Lux at Mile High under construction

**X @ Sloans:** 58-unit apartment complex under construction

**Brandon Courtyards:** 104-unit apartment complex.

**Circa:** 64-unit condominium project.

### Area Housing Development Stats:

- 396 for sale and sold units since Feb. 2022
- Price range from \$170,000 - \$2,000,000
- Median sold price \$739,000 (\$490.20 psf)