



3610 West
Retail Space in an Opportunity Zone
3610 W Colfax Avenue, Denver, CO 80204

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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

2023 NNN ESTIMATE: \$10.85/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. From a bike shop to a real estate office to a wellness center.

COMMENTS: Highly visible in an established neighborhood at an affordable rate makes this location an attractive alternative to other high-profile neighborhoods facing these challenging times. Enterprise and Opportunity Zone designations could uniquely benefit new businesses coming into the area.



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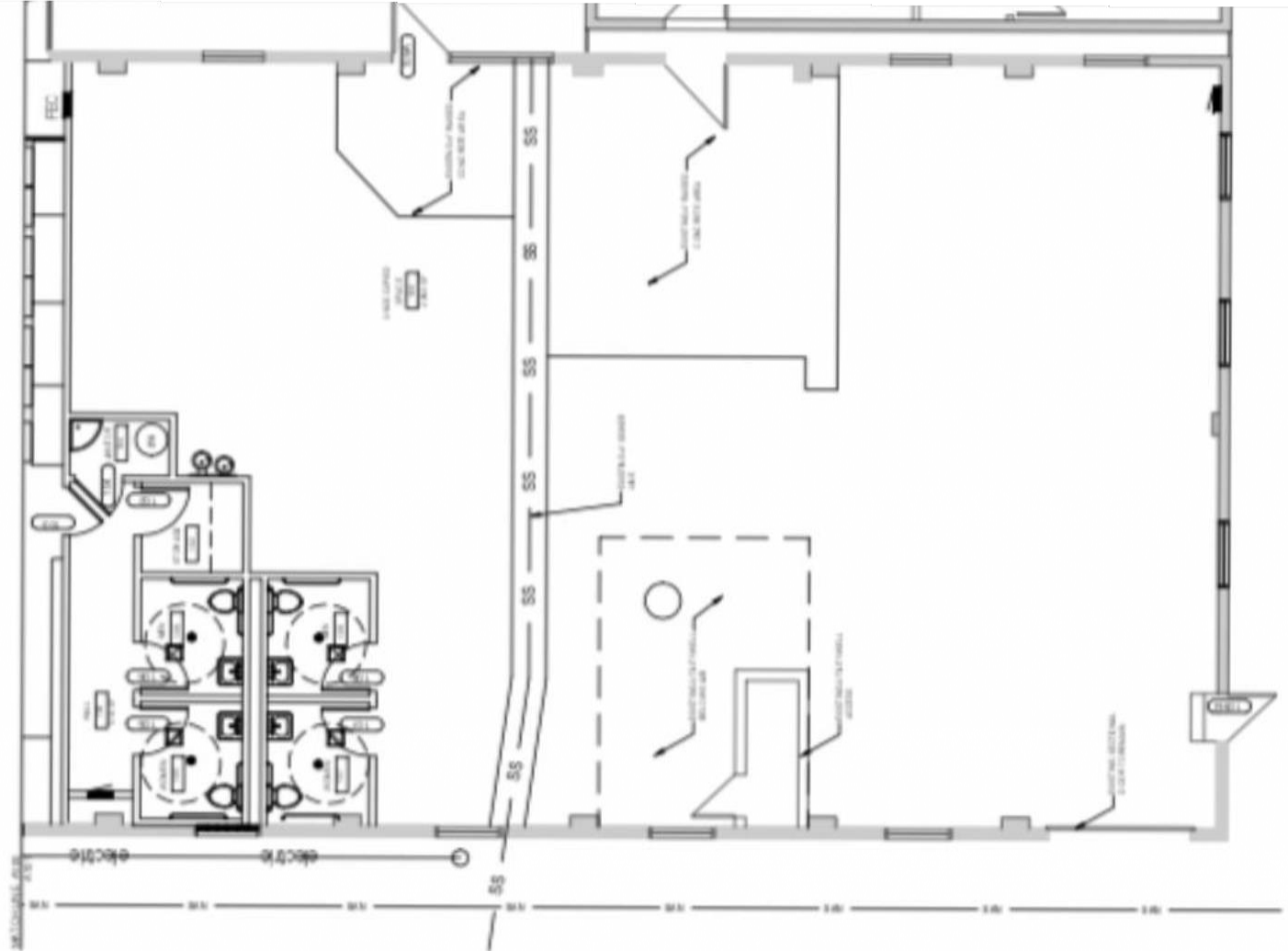
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Join Alamo Draffhouse, Sloan's Tap & Burger, O'Dell Sloan's Lake Brewhouse, The Patio, Little Man Creamery, Seedstock Brewery, Brew Culture Coffee, in catering to all our West Denver residents and the many more soon to come.

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.





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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:

Mile High Stadium District

Formerly Sports Authority Field; plans to redevelop the south & west parking areas into a mixed-use entertainment district.

Cirrus Apartments

292-unit class A apartment developed by UDR. Located at 1590 Grove St.

Mile High Vista & Luxe at Mile High

“Corky” Gonzales Library; 80-unit Avondale apartments with office & retail. 375-unit Luxe at Mile High.

The Julian

8-story, 58-unit condominium project with ground floor retail.

Sloans Redevelopment

Blk 1-Lakehouse 224-unit condo; Blk 2-Residences at Sloans 7-story Class A apartments; Blk 3-Sienna and Sloans Edge 48-unit apartments with retail; Blk 4-Perry Row at Sloans 60 townhomes; Blk 5 & 8 – Regatta Sloans; Blk 9 Alamo Drafthouse, offices and retail.

X@ Sloan’s

58-unit apartment complex.

1515 Flats

82-unit apartment complex with fitness center and yoga studio

Brandon Courtyards

104-unit apartment complex.

Circa

64-unit condominium project.

West End Flats

101 workforce housing apartments & 9,295 of retail space.

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)