



4200 W. Colfax Ave.

Denver, Colorado 80204

Retail in Sloan's Lake Redevelopment



Targeting new retail in rapidly developing neighborhood



Area home values have increased 100% in the last five years.



Across the street from the Sloan's Lake redevelopment area.



Located on the hard corner of a signalized intersection



Zoned U-MS-5 Auto Sales/ Services not a preferred use.

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For Lease

1515 FLATS
6,000 SF RETAIL &
82 MICRO UNITS
DELIVERY 4/2018

LAKEHOUSE
224 CONDO &
TOWNHOME UNITS
DELIVERY SUMMER 2018

251 UNITS
RESIDENCES AT SLOAN LAKE
UNDER CONSTRUCTION

FUTURE RETAIL

ALEXAN
SLOAN'S LAKE
370 APARTMENTS

64 3&4 STORY
HOMES UNDER
CONSTRUCTION

PERRYROW
AT SLOANS

COLFAX ELEMENTARY
407 STUDENTS

sloan's lake
TAP & BURGER

ALAMO
DRAFTHOUSE CINEMA

SLOAN'S LAKE
REDEVELOPMENT AREA

175 UNITS
DELIVERY
FALL 2018

VITA
AT SLOAN'S LAKE
HEALTHY LIVING

Little Man
ICE CREAM

STARBUCKS
EVAN STEVENS
SANDWICHES

McDonald's

4200 W.
COLFAX

W. COLFAX AVENUE

Available SF: 1,202 SF

Lot Size: 9,370 SF

Rates: Contact Broker for pricing

Demographics

	1 Mile	3 miles	5 miles
Population:	25,739	192,884	461,410
Daytime Population:	17,993	301,748	605,925
Avg. HH Income:	\$55,046	\$72,799	\$76,041
Average Home Value:	\$296,480	\$324,936	\$338,243

Source: ESRI 2017 Estimates

Traffic Counts

W. Colfax Ave. West of Raleigh St.:	38,872 VPD
W. Colfax Ave. East of Raleigh St.:	33,081 VPD

Source: MPSI 2016 Estimates

Site Plan

