

Colliers INTERNATIONAL

4200 W. Colfax Ave. Denver, Colorado 80204

Retail in Sloan's Lake Redevelopment







Area home values have increased 100% in the last five years. Across the street from the Sloan's Lake redevelopment area.

COLLIERS INTERNATIONAL DENVER 4643 South Ulster Street |Suite 1000 Denver, CO 80237 www.colliers.com/denver







Located on the hard corner of a signalized intersection



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

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Available SF: 1,202 SF Lot Size: 9,370 SF Rates: Contact Broker for pricing

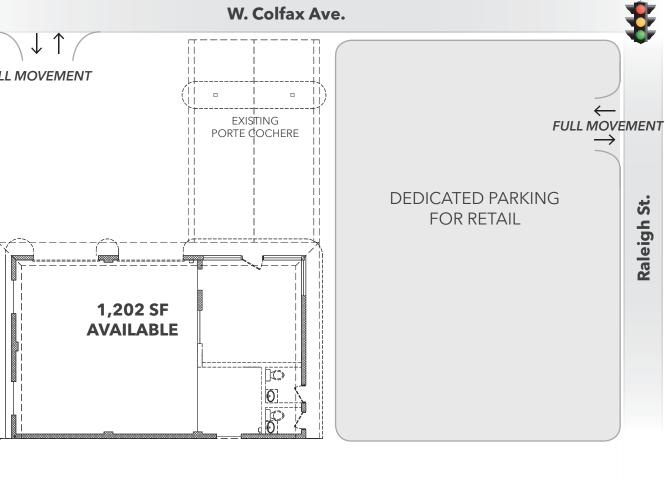
Demographics

	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

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 FULL MOVEMENT



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