

TRADE AREA DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	20,566	188,545	474,994
Average HH Income	\$118,471	\$96,389	\$82,998
Businesses	1,054	10,874	35,696
Employees	7,860	108,079	412,281

Source: Applied Geographic Solutions, 2017 Estimates

TRAFFIC COUNTS

On Colfax Ave east of Monaco Pkwy : 29,000 Cars/day
 Source: CDOT 2014



SPACE AVAILABLE AT 5999 COLFAX RETAIL

NEC COLFAX AVENUE & IVY STREET - DENVER, CO



- Prime Colfax Avenue visibility
- New development available 2nd Quarter 2018
- Excellent retail and restaurant opportunity on heavily-trafficked Colfax Avenue
- Full movement intersection
- Surrounded by dense, high-income neighborhood
- Up to 5,135 SF of retail
- On-site and free street parking

FOR MORE INFORMATION, PLEASE CONTACT:

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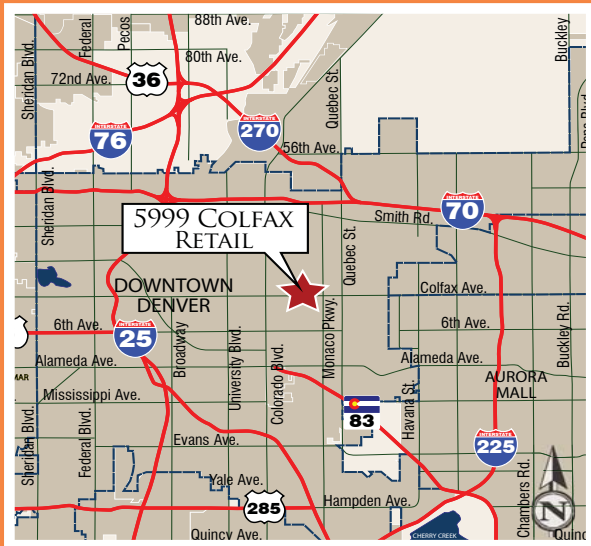
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Single Tenant Plan with Patio



Renderings & site plans are conceptual and subject to change or modified without notice.

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