



Unit A - 1,520 SF

Unit B - 1,283 SF



Exterior Rennovations Underway

FOR LEASE | 2,803 SF DEMISABLE

2017 - 2019 E. COLFAX

Denver, CO 80206

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PROPERTY HIGHLIGHTS



2,083 SF (Demisable) with Rare Parking off E. Colfax

Former retail and yoga studio. Exterior renovations underway. Rare designated parking for customers and tenants.



High-Visibility Corner

Strong daily traffic counts along E. Colfax, with new BRT (Bus Rapid Transit) construction and enhancements complete.



Steps from Neighborhood Anchors

Walkable to Ogden Theater, Voodoo Donuts, Fillmore Auditorium, Illegal Pete's, Denver East High School, and City Park.

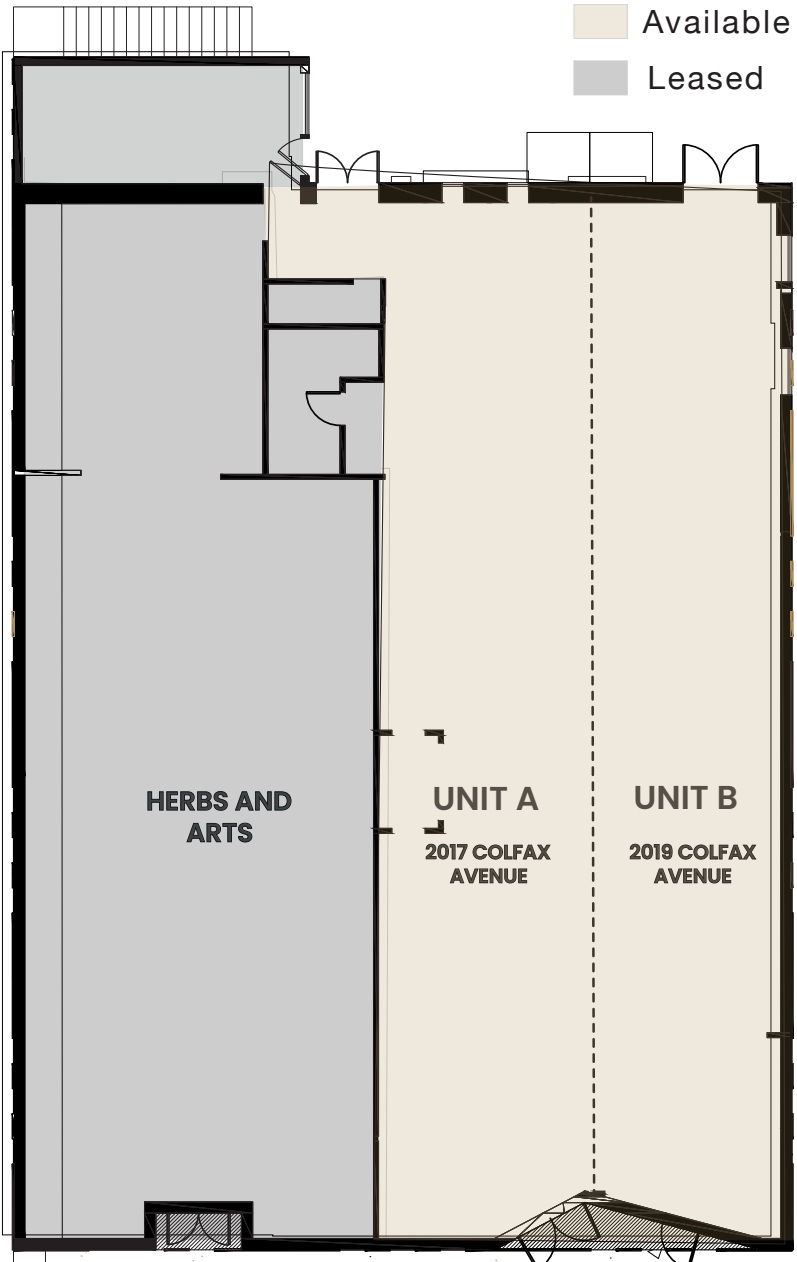


FLOOR PLAN



2017 Colfax: 1,520 SF (Unit A)
2019 Colfax: 1,283 SF (Unit B)

Can be combined for 2,803 SF



	1 mile	3 miles	5 miles
Population	40,542	250,588	536,327
Households	23,980	133,998	254,804
Average Household Income	\$141,532	\$162,728	\$154,566
Daytime Population	41,023	399,544	711,922

Source: ESRI 2026



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