



**CUSHMAN &
WAKEFIELD**

FOR SALE

1801 & 1895 East Colfax Avenue

Denver, Colorado 80218



Mixed-Use Infill Assemblage on East Colfax Avenue

Sale Price: \$5,000,000 (\$160.00/SF)

- Alley can be vacated between High Street and Williams Street
- 5-Story zoning
- Residential, retail, office, mixed-use and hospitality all approved uses
- Massing study available upon request

Property Features

Site Size	±0.71 Acres
Zoning	C-MS-5
City/County	Denver/Denver
Mill Levy	87.385

Traffic Counts

Esri, 2019

Intersection

E Colfax Avenue @ Williams

37,100 VPD

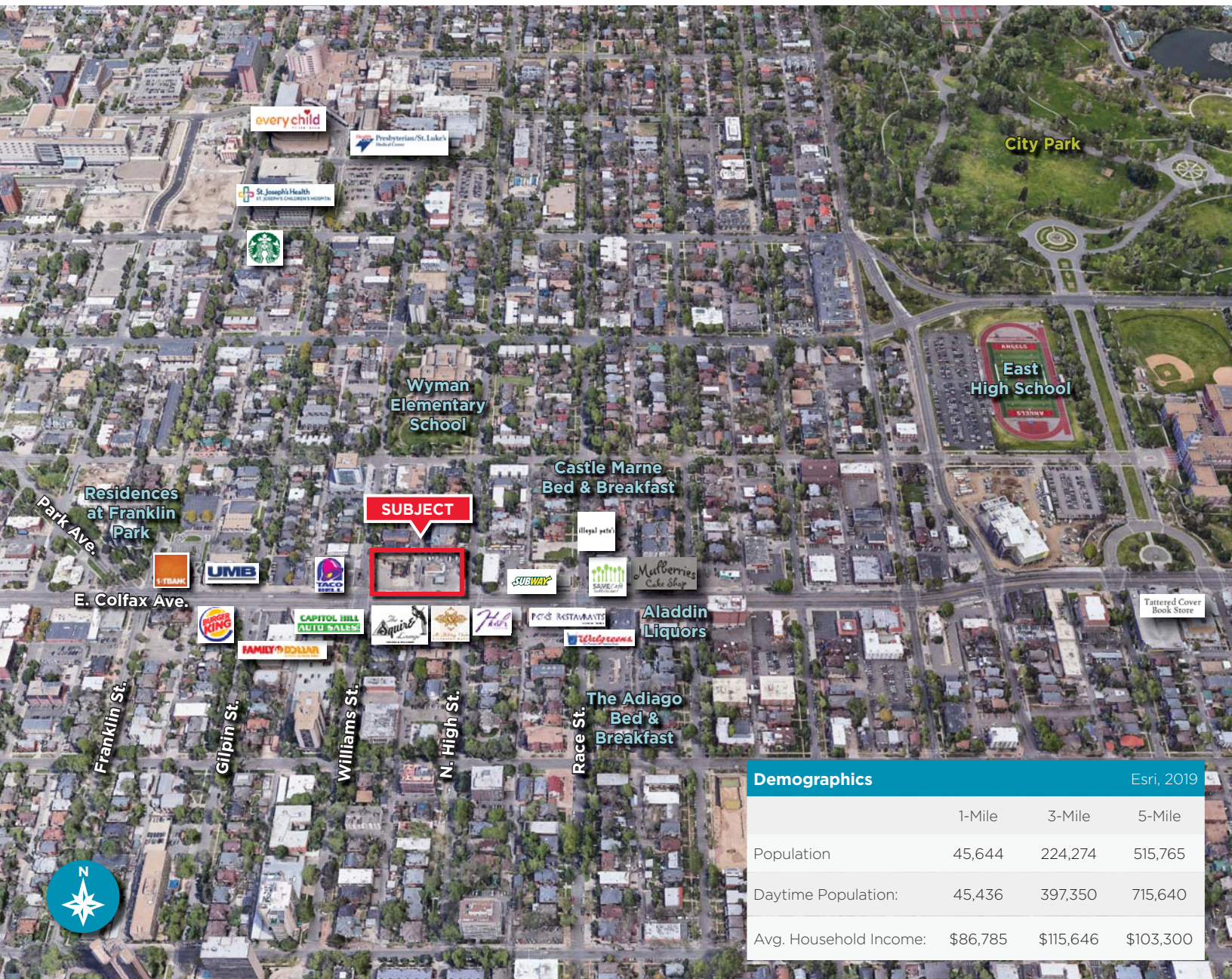


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Demographics	Esri, 2019		
	1-Mile	3-Mile	5-Mile
Population	45,644	224,274	515,765
Daytime Population:	45,436	397,350	715,640
Avg. Household Income:	\$86,785	\$115,646	\$103,300

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