

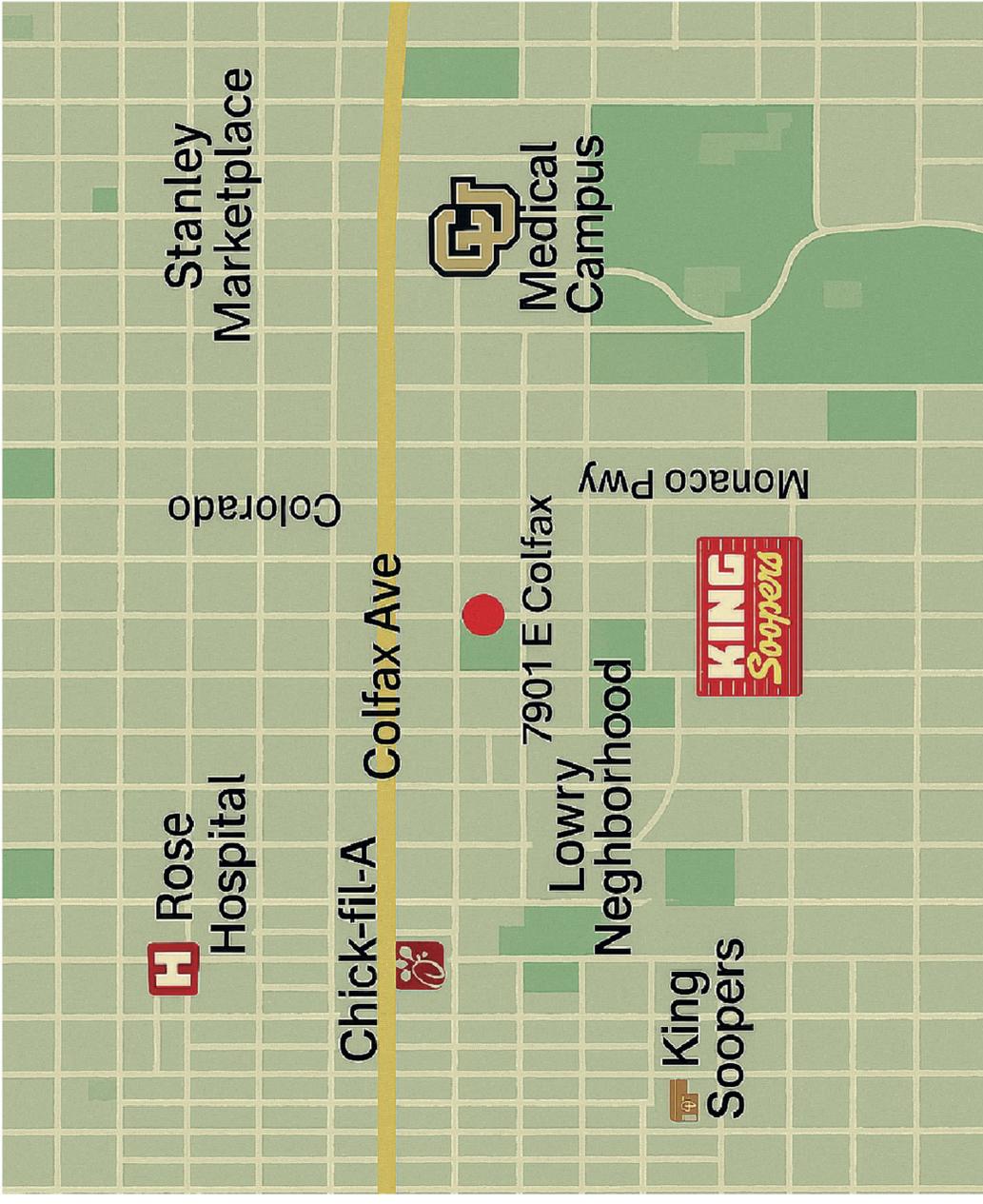
**7901 E. Colfax Ave.**  
Denver, CO 80220

**weststar**  
WeststarCommercial.com

**ASKING \$18 PSF NNN**  
**BUILDING: 3,176SF**  
**SURFACE PARKING**



Discover a high visibility commercial opportunity on one of Denver's most traveled corridors. 7901 E Colfax Ave offers an ideal setting for retail, office, medical, showroom, or service based users seeking a strategic location with strong traffic and excellent neighborhood connectivity. This property offers rare turnkey dental potential combined with the visibility and accessibility businesses need to thrive. With strong neighborhood momentum, ongoing redevelopment, and consistent traffic, 7901 E Colfax is positioned as one of the most strategic and affordable options for medical or retail users seeking a central Denver address.



## DEMOGRAPHICS:

### 2024 Population

- 2 Mile (88,008)
- 5 Mile (486,847)
- 10 Mile (1,333,698)

### 2024 Households

- 2 Mile (34,349)
- 5 Mile (213,897)
- 10 Mile (552,549)

### 2024 Avg Income

- 2 Mile (\$117,753)
- 5 Mile (\$102,889)
- 10 Mile (\$102,176)

### Colfax Traffic Count (source CREXI)

32,000 cars per day (2017)

### Syracuse St Traffic Count (source CREXI)

6,227 cars per day (2021)

Information contained herein, while not guaranteed, is from sources believed reliable. Price, terms and information subject to change.

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Denver, Co 80224



## High Exposure Corner Location

on East Colfax Ave, one of Denver's busiest arterial streets with constant vehicle and pedestrian activity.

## Excellent Visibility & Signage Opportunities

allowing businesses to capture significant drive by impressions daily.

## Flexible Floor Plan

suitable for a variety of uses including retail, office, medical, boutique fitness, showroom, or service-oriented operations.

## Surrounded by Dense Residential Neighborhoods

established retail, and emerging redevelopment activity—an ideal location for businesses looking to serve the East Colfax, Montclair, and Park Hill communities.

## Convenient Access

with multiple nearby bus stops, walkable surroundings, and quick connectivity to Colorado Blvd, Monaco Pkwy, and I 70.