

Retail/Office Spaces for Lease

4535 E COLFAX AVE, DENVER, COLORADO 80220

[Explore Virtual Tour](#)

Overview

Hoff and Leigh is proud to present Retail/ Office Spaces located just off the soon-to-be-completed BRT (Bus Rapid Transit) system on East Colfax, this space offers excellent visibility and accessibility for retail or office tenants. The owner is seeking tenants who will positively contribute to the growing vibrancy of the area. Ownership is offering flexible leasing options and is open to collaborating on renovations to ensure the space suits your specific needs, making it an ideal spot for your business. We look forward to working with operators looking to capitalize on the next era of this thriving submarket.

Contact agent for more details.

Unit:	Size:	Lease Rate:
A	1,173 SF	\$25.00 SF/YR (Modified Gross)
B	1,130 SF	\$25.00 SF/YR (Modified Gross)
C	1,178 SF	\$25.00 SF/YR (Modified Gross)

Highlights

- High Traffic Counts
- East Colfax Exposure
- Off Street Parking
- BRT Retail/Office Space

Property Details



Lease Rate

\$25.00 SF/YR (MG)



Space Available

1,130 - 3,481 SF



Building Size

5,073 SF



Zoning

U-MS-3

Zoning Information

Rev: July 1, 2025

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All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.



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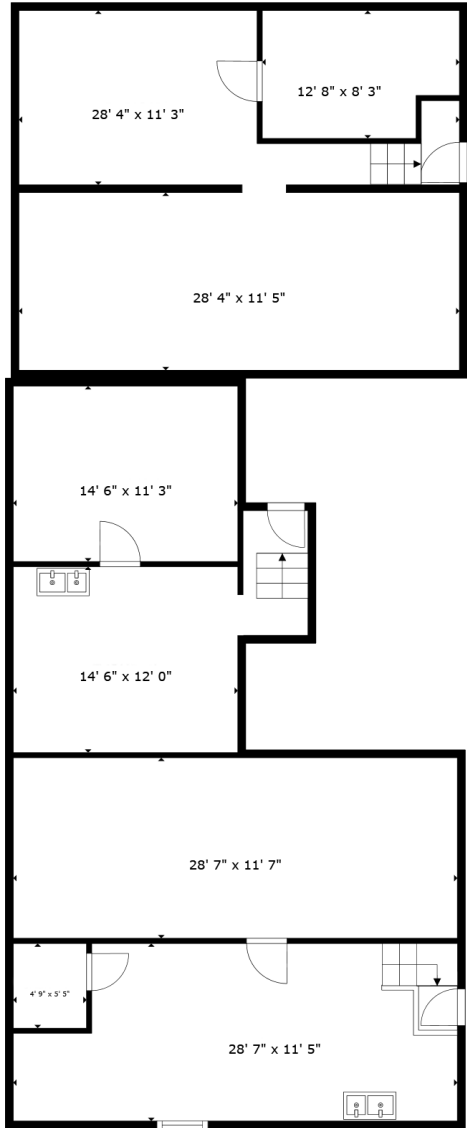


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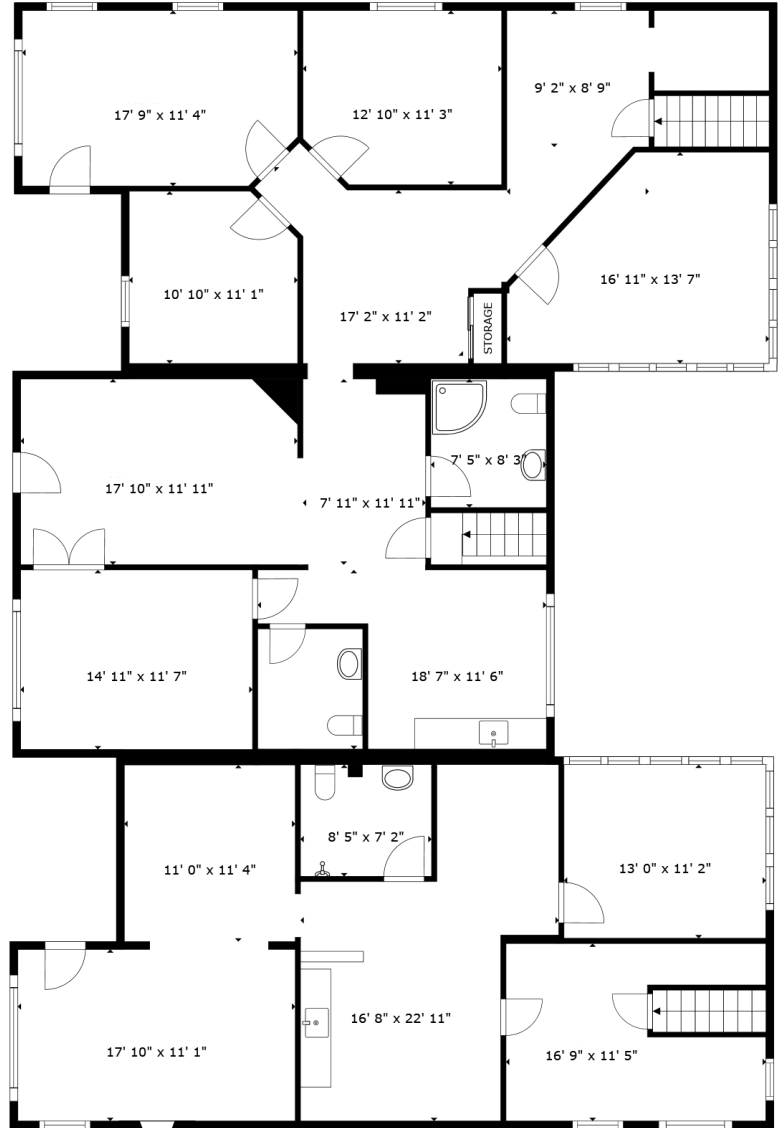
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Current Floor Plan



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 1,708 sq.ft. FLOOR 2 2,897 sq.ft.
TOTAL : 4,605 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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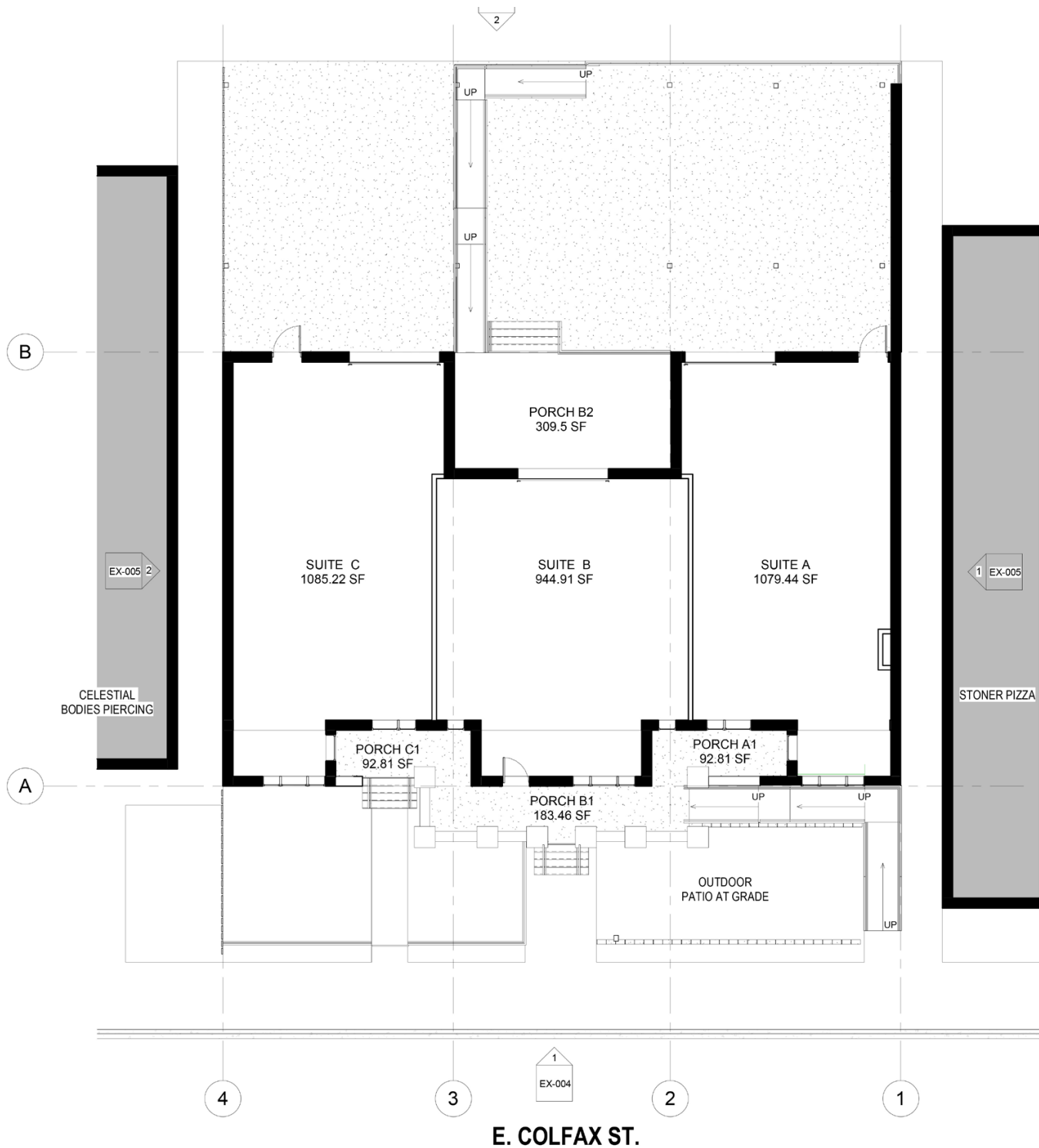


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Current Floor Plan



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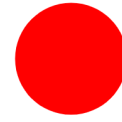
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DEMOGRAPHICS



218,023
Population



35.8

Median Age



Average
Household Size

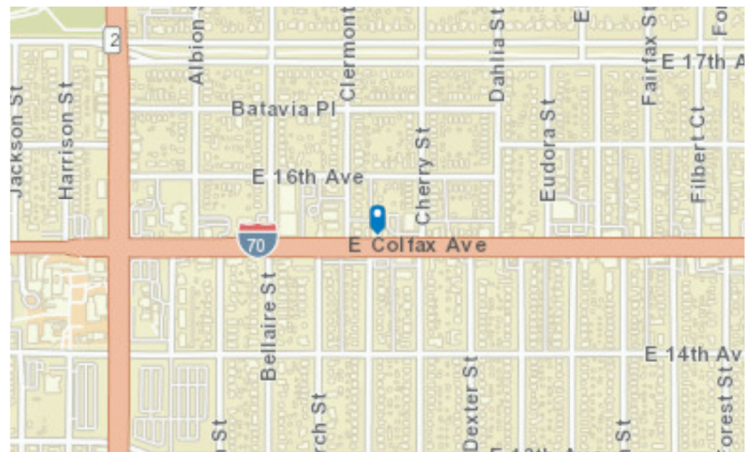


\$98,195

Median Household
Income

TRAFFIC COUNT

Cross street	VPD	Distance
Cherry St	26,000	0.1
Birch St	26,194	0.1
Dahlia St	26,000	0.1
Clermont St	11,228	0.1
Ash St	26,000	0.2



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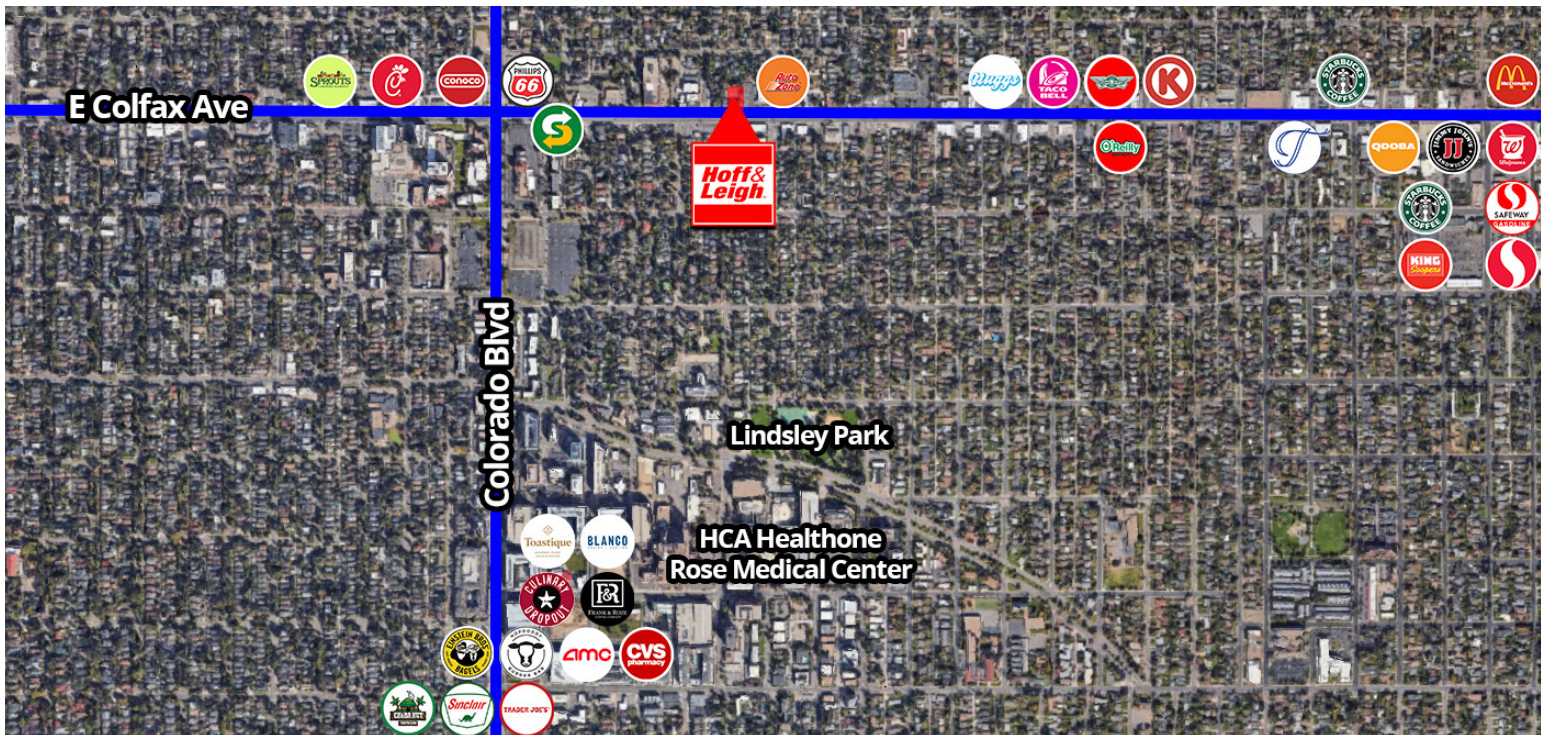


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