

7327
E. COLFAX AVE.
DENVER, CO 80220

1,627 SF

FOR LEASE

KINSEY & COMPANY
COMMERCIAL REAL ESTATE

Jason F. Kinsey
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303-847-1295
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Availability

- Availability: Lease
- Pricing: Contact Broker
- SF: 1,627 SF

Traffic Counts

- E Colfax Ave: 29,809 VPD

Source: 2024 MPSI Estimate



Highlights

- Freestanding building along E Colfax Ave
- Former sandwich shop
- Dedicated parking lot
- Zoned E-MS-5 (Urban Edge Main Street — 5 Stories), allowing for many retail / commercial uses.
- Great building and monument signage
- High traffic location with over 29K vehicle passing the building every day

No representations or warranties, expressed or implied, are made as to the accuracy of the information contained herein. Prospective tenant must independently verify the information and bears all risk for inaccuracies. Prices, terms, and availability are subject to change and/or withdrawal without notice

ZONING: E-MS-5 — Urban Edge Main Street
City & County of Denver, Colorado

EXCEPTIONAL MIXED-USE ZONING IN THE HEART OF DENVER

This property is zoned **E-MS-5 (Urban Edge Main Street, 5 Stories)** — one of Denver's most versatile and development-friendly designations. Designed for vibrant, walkable commercial corridors, this zoning unlocks a wide range of uses and significant building potential, making it an outstanding opportunity for investors, developers, and owner-occupants alike.

BY-RIGHT DEVELOPMENT POTENTIAL

Up to 5 stories of mixed-use development allowed by right — no special variance required. Buildings are designed for active, pedestrian-oriented street frontages with minimal front setbacks, maximizing usable square footage and street presence.

PERMITTED USES INCLUDE:

RETAIL & COMMERCIAL

- Retail shops and boutiques
- Restaurants, cafés, bars, and brew pubs
- Personal services (salons, spas, dry cleaning, etc.)
- Financial services and banks
- Hotels and short-term lodging

OFFICE & PROFESSIONAL

- Professional and business offices
- Medical and dental clinics
- Art studios and creative spaces
- Live-work units

RESIDENTIAL

- Multi-unit residential / apartments
- Row houses and urban townhomes
- Single-unit dwellings
- Mixed-use residential above ground-floor commercial

CIVIC & COMMUNITY

- Child care centers
- Religious assembly
- Schools and educational facilities
- Community and recreation centers





Demographics

	1 Mile	3 Miles	5 Miles
Population	22,798	182,499	503,317
Average Household Income	$131,064	$129,597	$121,261
Daytime Population	4,548	77,630	349,439

Source: CoStar

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Disclaimer: The Interested Party acknowledges that any documents or information ("Materials") received from the Property Owner are provided solely for reference and review. The Property Owner makes no representations, expressed or implied, regarding the accuracy or completeness of these Materials. The Interested Party assumes full responsibility for evaluating all provided documents, which may include maps, schematics, and other property-related data. This includes, but is not limited to: (i) the structural integrity, condition, and features of the Property, including roofing, foundation, utilities, and landscaping; (ii) soil composition, geological factors, and groundwater conditions; (iii) the availability and adequacy of utility services; (iv) zoning, land use regulations, and development feasibility; (v) legal restrictions affecting the Property; (vi) adherence to applicable laws, codes, and regulations; (vii) potential environmental hazards on or near the premises; (viii) the quality of workmanship and materials in any existing structures; and (ix) the status of the Property's title. The Property Owner is not responsible for any conclusions drawn by the Interested Party based on these Materials. It is the sole duty of the Interested Party to conduct independent due diligence before finalizing any transaction. All documents are provided without warranty, and the Interested Party waives any claims against the Listing Agent and Property Owner regarding the accuracy or reliability of the information furnished.