

LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

Freestanding Retail / Office Building

7901 E Colfax Ave, Denver, CO 80220



For Sale: \$1,000,000

BUILDING OVERVIEW

Building Size:	3,067± SF
YOC:	1983
Lot Size:	13,446± SF
Zoning:	E-MS-3
Permitted Uses:	Restaurant, Bar, Medical office, General Office, Day Care Center, Retail, Firearm Sales, Light Manufacturing
Taxes:	\$14,076 (2025)
Parking:	16 Spaces

PROPERTY HIGHLIGHTS

- Previously used as Dental Office
- Some Dental Infrastructure in Place
- Open Lobby / Reception Area
- 4 Offices
- Open Work Area Behind Lobby
- May consider lease proposals

Fuller Real Estate
(303) 534-4822

**Brokerage Disclosure
to Tenant**

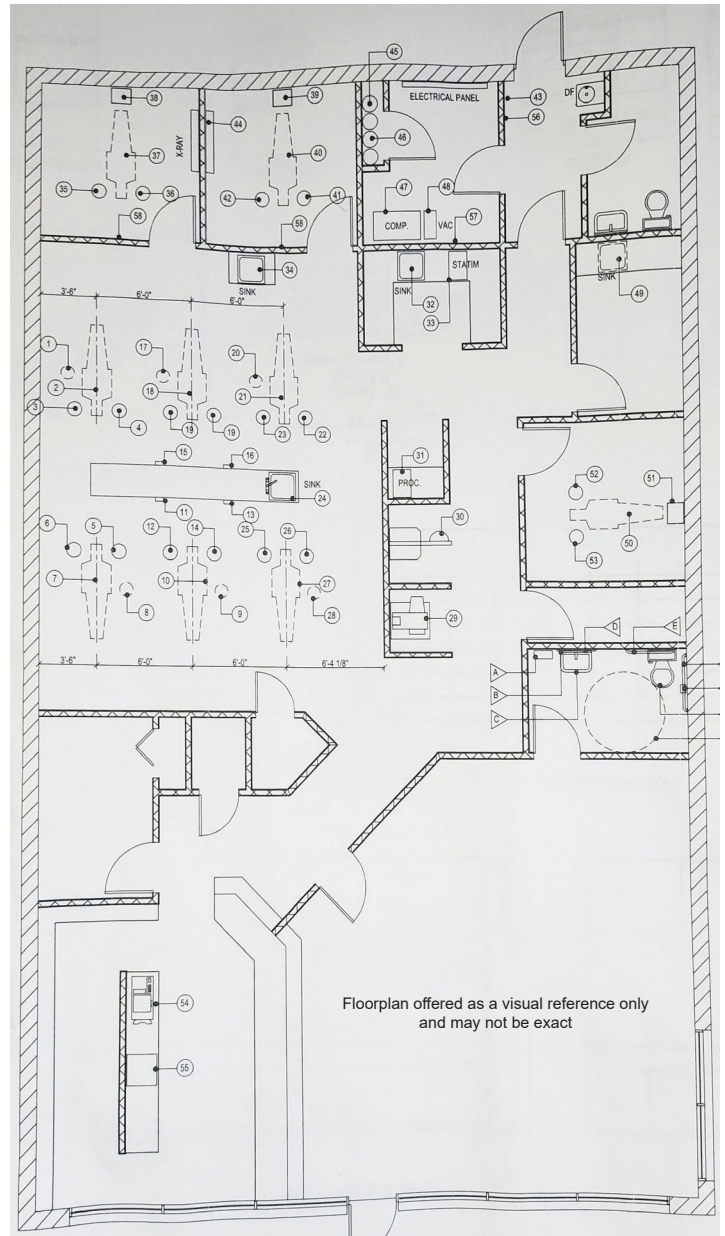
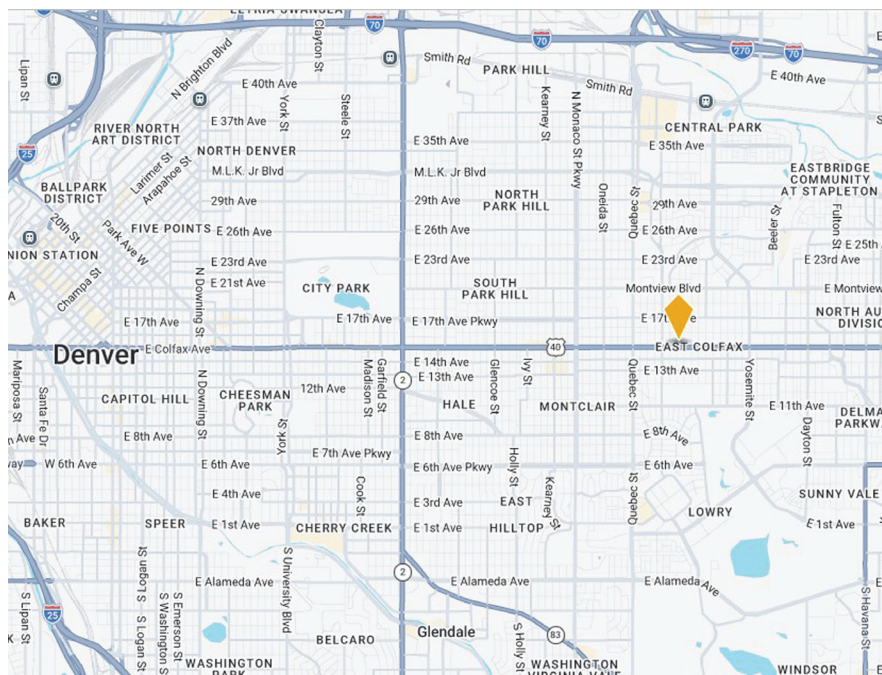
Andrew Dodgen
(720) 287-5412 direct
(720) 670-0377 mobile
ADodgen@FullerRE.com



www.FullerRE.com

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5300 DTC Pkwy, #100 | Greenwood Village | CO | 80111 | FAX: 303-534-9021



DEMOGRAPHICS



Population

1 Mile

25,106

3 Miles

177,184

5 Miles

1,368,262



Households

9,549

72,616

566,174



Median HH Income

\$86,446

\$91,124

\$90,001



Median Age

35.80

38.00

37.00



Traffic

31,331 vpd - I-70 @ Tamarac St.

Source: CoStar

The information in this brochure was provided to Fuller Real Estate (FRE) by the owner of the property. FRE has not independently verified this information. Buyers have been advised by FRE to investigate the property including, without limitation, the physical condition of the property, access, availability of utility services, zoning, environmental risks, and soil conditions.