

COL
FAX
AVE





THE COLFAX AVE BID

VISION:

Colfax is the most dynamic street in Denver, welcoming all, offering joyful and fulfilling experiences, and sustaining a diverse mix of community-centered businesses and residents that help each other thrive.

MISSION:

The Colfax Ave BID builds community and cultural vitality, supports economic prosperity, and ensures the East Colfax Avenue corridor is safe and well-maintained.





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2025 Financial Report

FRIENDS OF COLFAX,

My family has owned and operated Pete's Kitchen and Pete's Satire for decades, and it is with humility and pride that I continue our long tradition on Colfax Avenue. Our corridor is home to some of Denver's most historic and iconic establishments – from Bourbon Grill, the Fillmore Auditorium and the Ogden Theatre to Lion's Lair, Herbs & Arts and 303 Boards – alongside newer standouts like Champagne Tiger, Bruz Off Fax and The Learned Lemur.

Since October 2024, our section of Colfax has been in the midst of a major capital improvement project creating the city's first bus rapid-transit (BRT) line that will bring thousands more people to the area, with fewer auto emissions, less noise, safer streets and more shade trees.

This project will be a great new stepping stone for Colfax and our community, but it has hit some businesses harder than others (my own included) with major decreases in revenue. However, as of this exact time, the storefront occupancy along Colfax has actually increased compared with pre-construction levels.

Our businesses, owners and staff deserve the credit for their resilience. They are as tough as they come and find ways to make it on this beautiful beast we call Colfax. The small-but-mighty Colfax Ave BID staff and volunteer board of directors have worked to support our small businesses through grants, events, partnerships and programs that have collectively returned more than \$790,000 in cash directly back to our local businesses!

Construction in our area is expected to be complete in fall 2026, with the full BRT line finished in 2027. We will continue working to bring more visitors to our beloved community. I couldn't be more thankful for all the community support, nor prouder of the way Colfax businesses have banded together in tough times. Thank you for being some of our greatest champions!

Thank you for your support and love for Colfax!



ALEX BARAKOS

Colfax Ave BID Board President

BOARD OF DIRECTORS

Alex Barakos, President

*Pete's Satire Lounge +
Pete's Kitchen*

Jennifer Neuhalfen, Vice President

1915 E Colfax LLC

Christopher Bishop, Treasurer

UMB Bank

Bex Alberico, Secretary

The Learned Lemur

David Bentley, Director

Argonaut Wine and Liquor

Jamie Starring, Director

Cheba Hut "Toasted" Subs

Roger Howard, Director

NOVEL Uptown Apartments

COLFAX AVE STAFF

Frank Locantore

Executive Director

Denon Moore

Business Support Director

Mitch Freund

Operations Director

▶ **Photos by:** Owen Braley,
@weareprophecy and Colfax Ave



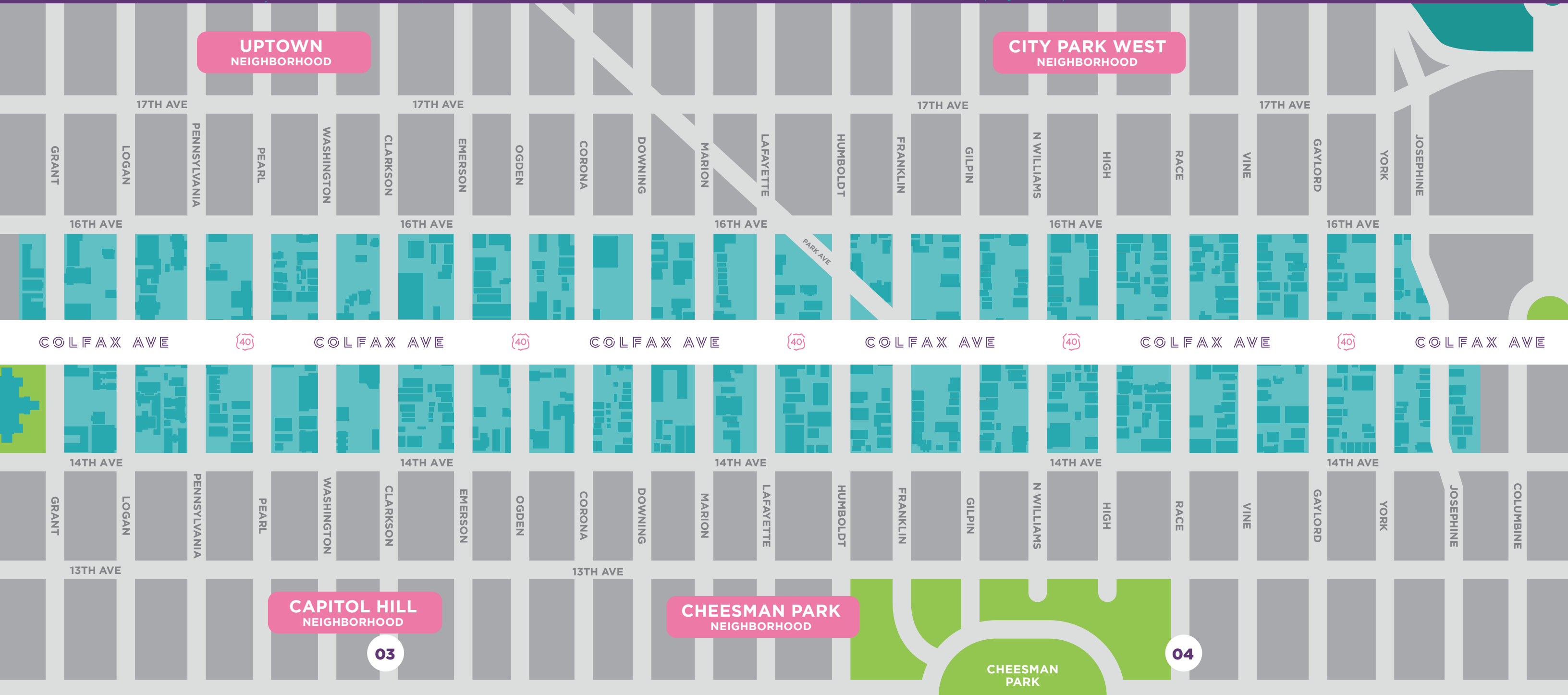


COLFAX AVE

BUSINESS IMPROVEMENT DISTRICT

BOUNDARIES

The Colfax Ave BID boundaries span from the alley west of Grant Street to the alley east of Josephine Street with 14th and 16th Avenues as the southern and northern borders, respectively.





COLFAX CLEAN

Ensuring East Colfax Avenue is clean and safe is a top priority of the Colfax Ave BID and fundamental to creating an inclusive, vibrant district. Safety, cleanliness and maintenance are among the most visible services the BID provides.

THE NEW COLFAX CLEAN TEAM

In partnership with KG Facility Solutions, the Colfax Clean Team is on the street every day (rain or shine or snow) - emptying 64 public trash receptacles, keeping the right-of-way clean, removing graffiti, conducting district-wide sidewalk pressure washings, and maintaining things like street benches, pedestrian light poles, street banners, bike racks and art-wrapped power boxes.



EXPANDED MAINTENANCE SERVICES

Whether it's graffiti on buildings, litter on property, oil stains in the parking lot, or biohazard materials outside the door, the Colfax Clean Team provided ongoing support. Partnering with the daily maintenance provider, the Colfax Ave BID offered commercial property owners additional outdoor maintenance services on their private property for a fee. Proceeds from this fee-for-service program benefited micro-grants for the district's businesses during BRT construction. Daily public right-of-way maintenance services continued to be complimentary within the Colfax Ave BID boundaries.

Hours of maintenance operations:
7 a.m. - 3:30 p.m., daily

MAINTENANCE BY THE NUMBERS



4,596

graffiti markings removed



8,567

stickers removed



15,269

bags of trash removed



934

biohazards removed

OTHER

Number of Colfax Ambassadors: 3

Block faces hand-swept with pan and broom: 12,664

Large Mess Cleanups: 815

TOTAL Maintenance Incidents Resolved: 42,845

PEDESTRIAN LIGHT POLES

As well as continuing to manage and maintain existing pedestrian light poles, the Colfax Ave BID added eight new poles to the 1400 block of Ogden Street bringing the grand total to 212 poles throughout the district. These taller poles allow the Colfax Ave BID to string lights over Ogden Street creating a festive nighttime atmosphere. The Colfax Ave BID applied for ARPA funds through the City of Denver to fund the lighting and other safety improvements in the area.

The decorative lights increase safety by illuminating the sidewalk for those walking at night and display colorful street banners. Light poles on Colfax Avenue were again dressed up for the holiday and winter seasons with the installation of commercial-grade, warm white LED light strands and LED neon snowflake lights.



MANAGING BID ASSETS THROUGH BRT CONSTRUCTION



Construction of a large municipal project like East Colfax BRT requires a great deal of cooperation and coordination between contractors, the City and County of Denver and the Colfax Ave BID. District staff continue to attend weekly construction meetings monitoring many aspects of the project, as well as advocating for our stakeholders and managing the public assets within its boundaries.



COLFAX SAFE

Safety is as much about perception as anything. If people do not feel safe, it doesn't matter what the statistics say, which is why the Colfax Ave BID stays most focused on how people perceive feelings of safety on Colfax.

OUR STRATEGY

The Colfax Ave BID's safety strategy is three-fold:

- A.** Work with the police to address dangerous crime
- B.** Reduce the number of quality-of-life concerns businesses and individuals experience
- C.** Activate the street / storefronts because high store occupancy rates and more people on the street create greater safety



WORK WITH THE DENVER POLICE DEPARTMENT

A

Over the last decade, the Colfax Ave BID has advocated for police bike patrols and meets regularly with the Commander and Community Resource Officers (CROs) to identify areas where crime is “concentrated” and then employ strategies for those areas. Incorporating bike patrols has been one helpful tactic. Others include adding additional lighting in the public realm which was done in 2021 on the 1400 block of Pearl Street, and in 2025 with eight more pedestrian light poles to the 1400 block of Ogden Street. In the heat map produced by the Denver Police Department (shown to the left) based on their calls for service, crime has been reduced in all the areas where it was historically concentrated.

REDUCE QUALITY OF LIFE CONCERNS

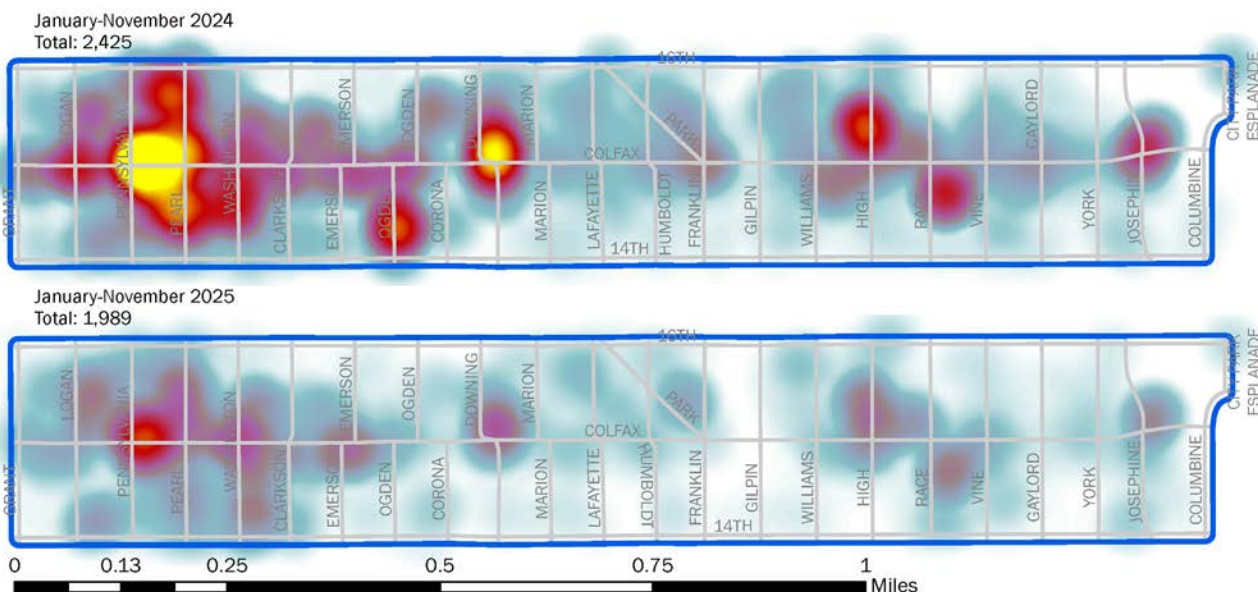
B

For decades, the nation has failed to effectively address the housing and mental health crises, leaving behind many people experiencing homelessness and unmet behavioral health needs. The Colfax Ave BID cannot address these challenges alone and in July 2025 partnered with the Denver Dream Center to launch the Colfax Dream Team. Staffed by Denver Dream Center specialists, the team provides 100 hours of weekly outreach to people living on the street, focusing on building trust and connecting individuals with housing, employment and family support. From July to December 2025, the Dream Team recorded more than 5,200 engagements, made nearly 1,600 service calls, reported squatting on private and abandoned properties, and helped reunite families while connecting others with drug and alcohol rehabilitation programs.

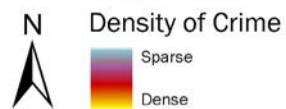
ACTIVATE STREET AND STOREFRONTS

C

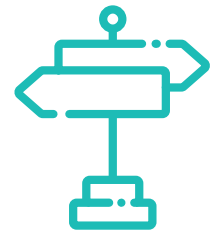
Activating streets and storefronts creates a safer, more welcoming Colfax Ave by increasing the number of people using and observing the public space. When sidewalks, patios and storefronts are active with businesses, customers and community events, there are more “eyes on the street.” This natural presence discourages unsafe behavior, strengthens a sense of shared ownership and helps people feel more comfortable visiting and spending time in the district. Active storefronts also support local businesses by drawing foot traffic and encouraging longer visits. Through business support, programming and events, storefront occupancy increased during disruptive BRT construction and the Colfax Ave BID was able to bring more people to Colfax to build energy and vitality, making the corridor feel safer, more connected and more economically resilient for businesses, residents and visitors alike.



Denver Police Department
Data Analysis Bureau
Date of Map: 12/10/2025



All files utilized in the creation of this report are dynamic. Dynamic files allow additions, deletions and/or modifications at any time, resulting in more complete and accurate records in the databases. Due to continuous data entry after reports are compiled, numbers may vary in previous or subsequent reports based on NIBRS standards.



COLFAX CHAMPIONS

The Colfax Ave BID continued to step forward as a champion for the corridor in 2025, balancing long-term vision with real-time responsiveness to the evolving needs of the district.

OGDEN STREET PROGRESS

After several years of planning – and patiently waiting on pedestrian light post manufacturing and installation – Ogden Street from 14th Avenue to Colfax officially received a glow-up. A major milestone has been reached, with new pedestrian-scale lighting and festival-ready infrastructure signaling the corridor’s future as a vibrant gathering space for community, culture and celebration.

The block is now lined with 18-foot-tall lamp posts equipped with festival lighting mounts, ready to support events of all kinds. This long-awaited upgrade marks a significant step toward transforming Ogden Street into a true festival street –built for community gatherings, food, music and fun.

Funded through an American Rescue Plan Act (ARPA) safety grant, the project helps the Colfax Ave BID create safer streets while setting the stage for bigger celebrations ahead.

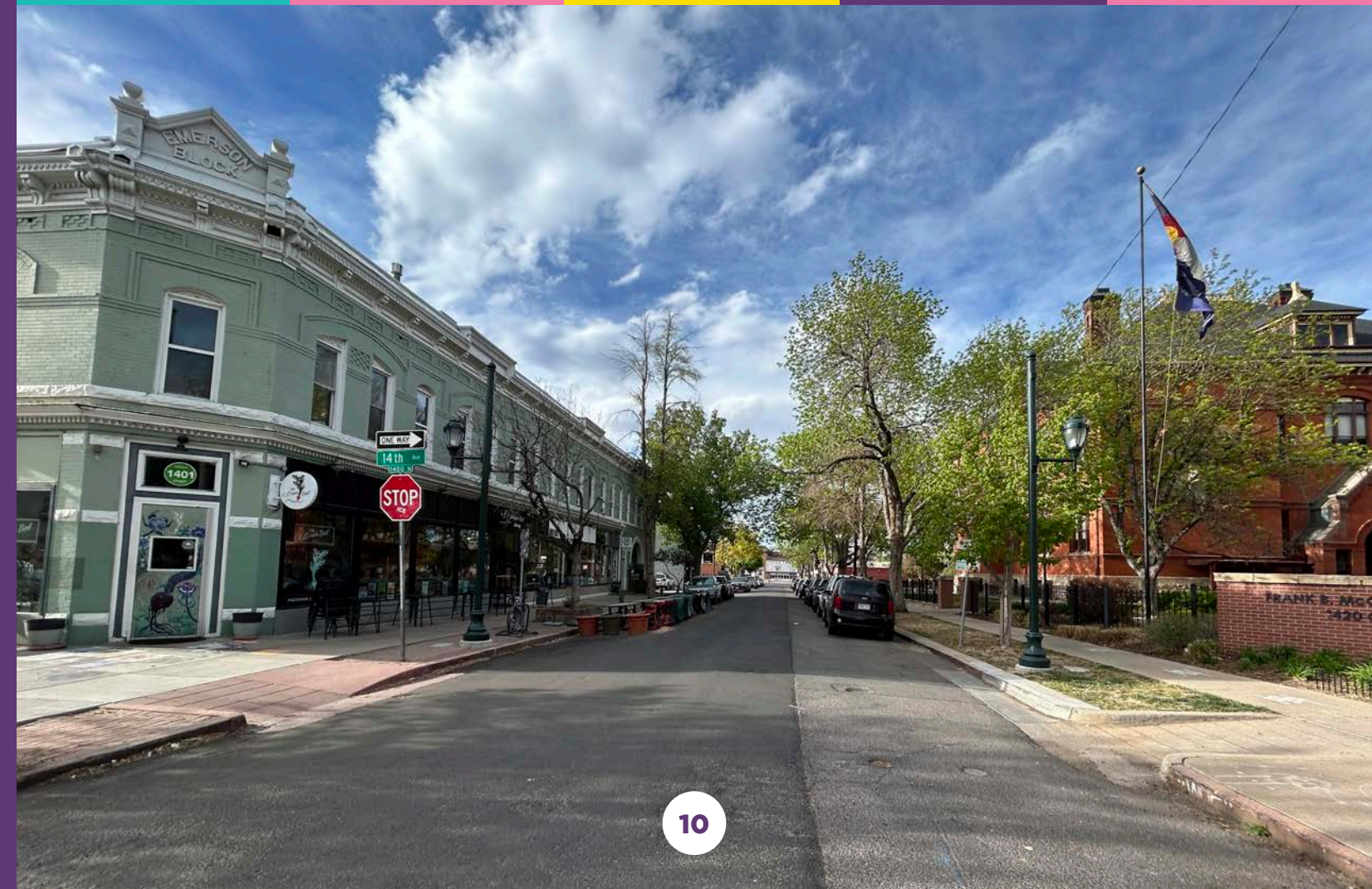
REPRIORITIZING STREETScape FUNDING

The Colfax Ave BID Board demonstrated thoughtful leadership by recalibrating priorities in response to the ongoing impacts of BRT construction. The Board strategically paused select streetscape investments and activation plans to focus resources where they were needed most: supporting businesses and strengthening district resilience. This adaptive approach reflects a continued commitment to advancing Colfax, fostering partnerships and serving as a steady, trusted advocate through both opportunity and challenge.

As part of this shift, the Board paused further exploration of Ogden Street as a fully closed festival street and the development of directional, electrified and illuminated kiosks. These decisions allowed the District to prioritize immediate business support while preserving the opportunity to revisit enhancements in the future.

Work on the shared 16th Street plan was also paused, as the City and County of Denver’s Department of Transportation & Infrastructure has assumed concept development and design using city resources.

The Colfax Ave BID will continue to reevaluate these concepts in 2026 as BRT construction concludes.





EVENTS + HAPPENINGS



QUARTERLY THEMED BAR CRAWLS

In 2025, we expanded the annual Colfax Crawl to a quarterly experience to provide more opportunities to support the local establishments - driving foot traffic and visibility throughout the year with nearly 150 participants.



PARTICIPATING BARS:

Bad Axe Throwing • Bar Max • Bruz Off Fax • Buddies Denver • Carw Gwyn • Champagne Tiger • Charlie's • Crazy Mountain Brewery • DNVR Bar • Illegal Pete's • Lion's Lair Lounge • Nob Hill Inn • Pete's Satire Lounge • Satellite Bar • The 1UP Arcade Bar • The 99ers • The Squire Lounge • Tight End Bar • Velvet Banjo • X Bar Denver

Q1 | BRIDES OF MARCH 03/15

In partnership with Charlie's Denver, participants dressed as brides and celebrated Colfax with eight stops and ended the night with a one-of-a-kind drag show!

Q2 | BIG WIGS 06/07

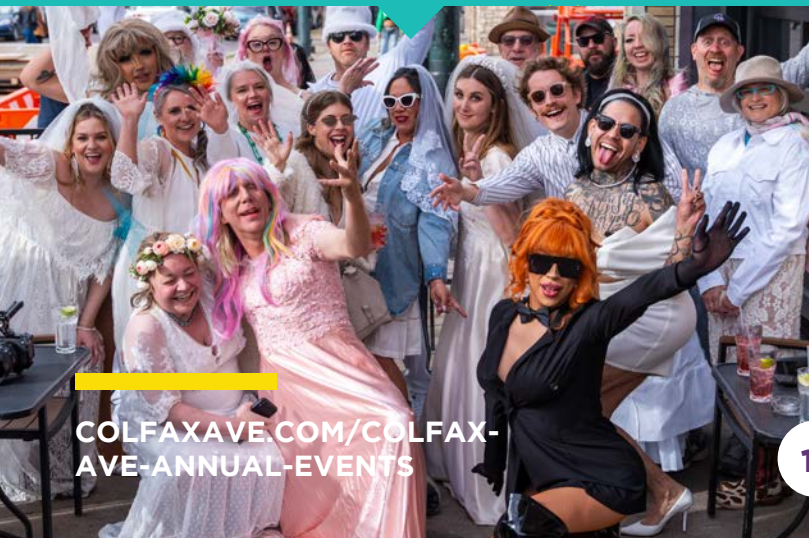
The summer-themed crawl invited patrons to don their best wigs while visiting five local watering holes.

Q3 | NEXT STOP COLFAX 09/06

Designed to highlight a diverse mix of businesses along the corridor to six stops. The night concluded at The Squire Lounge with live performances by Chinelo "Nelo" Tyler and Wayne Watts.

Q4 | UGLY SWEATER 12/06

Kicking off the holiday season, the Ugly Sweater Pub Crawl featured bar challenges, prizes and festive attire at six stops.



COLFAXAVE.COM/COLFAX-AVE-ANNUAL-EVENTS

11



12



2ND ANNUAL HOLIDAY TREE LIGHTING

We kicked off the holiday season with Colfax's 2nd Annual Holiday Tree Lighting, Nov. 29, in the park located at Colfax and Park Avenue. The event welcomed more than 100 attendees and marked the start of Winter Pride. Guests enjoyed carols from Ryan Chrys and treats from Savageau Coffee & Ice Cream. Following the lighting, guests kept the celebration going just down the block at DP Dough and Carw Gwyn, the new (and only!) mead hall on Colfax for an indoor holiday party complete with warm drinks, good company and plenty of Colfax spirit!



INDIE WEEK + INDIE BASH

INDIE BASH

We hosted the third annual Indie Bash on July 10, bringing the community together at Champagne Tiger for an evening that celebrated the people, businesses and creative energy that define Colfax. Guests enjoyed complimentary bites from Champagne Tiger and Sadboy Creamery, shopped iconic prints from local artists Karl Christian Krumpolz and Emily Burrowes of Big Ass Maps, and danced as DJ Blaque Gurl kept the energy high. The night also featured a live City Cast Denver podcast recording, while Denver's favorite Queens - Felony Misdemeanor, Anastasia Krystals, and Pony - kept the party going. The entire evening kicked off Indie Week and captured the bold, inclusive and unmistakably Colfax spirit.

COLFAXAVE.COM/INDIE-BASH-AND-INDIE-WEEK



CELEBRATING AN IMPORTANT ANNIVERSARY

In 2025, the BID celebrated Executive Director Frank Locantore's 10-year anniversary, recognizing a decade of leadership and fierce advocacy for the Colfax community, marked with a surprise celebration at Indie Bash.

INDIE WEEK

In 2025, the Colfax Ave BID expanded its signature Independents Day celebration into a full Indie Week, which ran July 14-20, to give local businesses more time and visibility to reach new customers. With more than 30 participating businesses, the weeklong format helped spread foot traffic, promotions and discovery across the corridor during a year heavily impacted by construction.

From flash tattoo days and pop-up events to exclusive deals, limited-edition Colfax Comeback Bags, and a BRT arch party, Indie Week celebrated the creativity and independence that defines Colfax - reinforcing that the avenue is open, evolving and ready for what's next.



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Characters of Colfax Awards given to outstanding community members



Chris Donato

received the Colfax Hug Award. His care shows up in the details, and through his bold vision for Champagne Tiger he has brought joy, inclusion and a distinctly Colfax blend of polish and grit, modeling what true stewardship looks like on the corridor.



Nikki Hazamy

received the Heart & Soul award. Through The Roots Collective, she has reshaped the 1400 block of Ogden Street, replacing what once held the corridor back with a wellness-driven vision that continues to strengthen, ground and inspire the Colfax community.



Greg Simon

received the Thick & Thin Award for decades of steady care alongside his family, guiding the Emerson-to-Ogden Theater block with conviction, welcoming visionary businesses amid construction and ensuring Colfax's spirit continues to evolve.



PROGRAMS

BAG OF COLFAX

The much-anticipated Bag of Colfax program returned in time for Small Business Saturday in 2025, selling more than 150 bags in under three weeks and featuring products from new Colfax businesses. The program generated **more than \$12,000 in direct revenue for participating merchants** – an especially meaningful boost during a year marked by construction impacts. VIP bags included a durable tote made from upcycled Colfax street banners, recycled in partnership with local nonprofit Esperanza Productions and featuring the beloved “Less Fancy, More Fun” design. More than a seasonal promotion, the Bag of Colfax remains an ongoing way to support the local businesses that keep the corridor thriving.

[COLFAXAVE.COM/
BAG-OF-COLFAX](http://COLFAXAVE.COM/BAG-OF-COLFAX)



WEAR YOUR HEART ON YOUR STREET

In February 2025, Colfax once again burst with love as **75 oversized hearts lined the corridor**, hanging from light poles throughout the month. Businesses, residents and community members personalized each heart with messages of connection and pride, transforming the street into a vibrant display of creativity and #ColfaxLove that lifted spirits and brought color and joy to East Colfax.

COLFAXAVE.COM/COLFAX-PROGRAMS



Mom & Dad
♥ Dominic
& Siena

The aquarium
lady was
right 😊

Can't wait
to marry you.
J+J 2025

All my love
to Vic & our
little zoo

I love you
mustardman666

Spreading
HARMONIC love
to Colfax

May our love
be as long
as Colfax

Wearing a mask
= love for
the world

Mom & Dad
♥ Dominic
& Siena

Hold me tight
& never let go.
A + W

LAV
HILL
DEN. CO.

WINTER
PRIDE

2ND ANNUAL WINTER PRIDE

CALL FOR
EVENTS!

2ND ANNUAL WINTER PRIDE

Winter Pride returned for its **second year with new activations and more culture**. Throughout December 2025, the Lavender Hill Cultural District activated East Colfax with Winter Pride Denver, a series of community-centered events celebrating LGBTQ+ visibility, creativity and connection. From a festive kickoff at The Learned Lemur to a Holiday Party and Art Show at The Center on Colfax, Winter Pride brought new energy to the corridor during the winter season. The month-long celebration also featured queer-centered small business events, cultural programming and community gatherings – reinforcing Colfax as a welcoming, inclusive space and driving engagement and foot traffic to local venues.



BUSINESS SUPPORT

Business Support is an ongoing focus for the Colfax Ave BID but became an even bigger priority in 2025 during the major impacts of construction.

NEW EVENTS - BIG IMPACT

During the first full year of construction, the Colfax Ave BID engaged residents and businesses in new ways:



Apothecary Tours

An intimate tour brought **12 attendees** to **three district apothecaries**—Balanced Root Apothecary, The Learned Lemur (the world’s smallest apothecary) and Herbs and Arts—where they experienced priceless elixirs, herbal remedies and lessons in natural healing.



Colfax Carousal 2025

The inaugural Colfax Carousal, a first-of-its-kind punk music festival, drew **400 attendees**, supporting four Colfax businesses and **14 bands**. It marked the best night of business for all four establishments in over three years.



**COLFAX
CULTURE &
COMMUNITY
COLLAB**

REACTIVATED THE COLFAX CULTURE AND COMMUNITY COLLAB (4CS)

In 2025, the Colfax Culture & Community Collab (4Cs) placed a strong emphasis on fundraising with the goal of providing Emergency Micro Grants to small businesses that did not qualify for the City of Denver’s Business Impact Opportunity (BIO) Fund. Priority was given to businesses experiencing at least a 10% decline in sales, as well as those that did not meet the City’s \$30,000 Average Gross Revenue threshold or the required 20% sales reduction. The program received 12 applications, resulting in 10 qualified awardees. Continued fundraising efforts at the end of the year allowed the 4Cs to replenish the grant fund and prepare for a second round of Emergency Micro Grants to launch in early 2026.



**NEW BUSINESSES
ADDED IN 2025**



17



CLEAN UP COLFAX VOLUNTEER DAYS

The Colfax Ave BID engaged **125 new Colfax volunteers** through a mix of hands-on service and community-building opportunities. Three Colfax Clean-Up Days supported eight local businesses from start to finish, while intentionally creating space for connection - from gathering at a local coffee shop before each event to sharing local bites together after a hard day’s work. Separately, the Colfax Ave BID hosted one SAME Café Day volunteer event that brought together **22 volunteers** who assembled **350 hygiene kits** in just 20 minutes, setting a new record for the program.

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COLFAX BUS RAPID TRANSIT (BRT)

In 2025, BRT construction kept the district on its toes, and with every twist and turn, the Colfax Ave BID found creative ways to activate local businesses and invite the community to show up and support them. From celebrating the spectacle of the station arch erections to rolling up sleeves and cleaning Colfax together, the Colfax Ave BID leaned into the moment and found fun, connection and creativity in every crack and corner of the corridor.

CREATIVELY SERVING BUSINESSES THROUGH BRT

Collaboration was the name of the game in 2025 – and Colfax Ave BID truly pulled out all the stops. From a stand-alone **Chili Cook-off at Satellite Bar** to a **Red Cross Blood Drive at the Fillmore Auditorium**, partnerships took many forms and reached wide audiences. At the blood drive alone, more than **80 donors** were welcomed with goodie bags filled with Colfax treats, coupons and even pet-friendly goodies. Behind the scenes, six Business Support Committee meetings brought together representatives from more than 16 unique businesses to share lessons learned, activation ideas and ways neighbors could better support one another. That spirit carried into the corridor itself, as neighboring businesses stepped up to collaborate – organizing community and internal bar crawls, collective art events and shared shows that strengthened connections and amplified impact across Colfax.



BRT BY THE NUMBERS



5

Arch Parties



9

Businesses Supported by Arch Parties



7

Mayor Visits



\$790K+

Various Grants Awarded to Businesses



51

BIO Fund Grants Awarded



10

Emergency Micro Grants Awarded

WE BACK THE FAX AND FAX PASS

Throughout 2025, the Colfax Ave BID supported and amplified the We Back the Fax campaign, encouraging continued support for East Colfax businesses before, during and after BRT construction. Integrated into corridor-wide outreach, promotions and events, the campaign reinforced that Colfax remained open and thriving while promoting local dining, shopping and entertainment to sustain foot traffic.

The Colfax Ave BID also promoted tools such as window decals, #WeBackTheFax social engagement, monthly giveaways and the We Back the Fax Pass, which was distributed to 250 people in its first two weeks. Through consistent messaging and strong partnerships, the campaign expanded its reach, boosted community pride and supported small businesses during a period of significant change.





COMMUNICATIONS

Colfax's reputation precedes it, presenting both opportunities and challenges in how the corridor is perceived. The Colfax Ave BID works to strengthen and elevate Colfax's image through authentic storytelling that celebrates the unique character, creativity and vibrancy of local businesses.

We use a diverse mix of promotional strategies – including social media, email campaigns, advertising and our website – along with events and promotional programs that build connection and community along the corridor. Our goal is not only to share Colfax's stories, but also to provide business and property owners with meaningful tools and resources to support their success on Colfax.

HIGHLIGHTS

1.6M

social media views achieved across channels

37K

avg. website page views per month

11

media stories featuring Colfax Ave BID

11.5K+

newsletter recipients reached, with an avg. open rate of 52.3%

FOLLOW US



@ColfaxAveDen



@ColfaxAveDen



@ColfaxAve

WEB

colfaxave.com

SHOP

You can now shop your favorite Colfax Avenue apparel and drinkware and get it shipped directly to your home! Explore our *Less Fancy, More Fun*, *Colfax Love*, and *Classic Colfax Avenue* collections. A portion of all sales from the Pride collection will go toward supporting the efforts of Lavender Hill, Denver's first Queer Cultural District. All products are available at colfaxave.com/gear

JOIN US

GET OUR NEWSLETTER

Distributed monthly with the latest Colfax news and events: colfaxave.com/newsletter

JOIN A COMMITTEE

Committees generally meet monthly or quarterly. Email us at info@colfaxave.com for more info.

VOLUNTEER

Email us at info@colfaxave.com to sign up to volunteer at future art installations and events!



2025 FINANCIALS

33.5%
MAINTENANCE

24%
PEOPLE

13.5%
ADMINISTRATIVE

12.5%
BUSINESS SUPPORT + COMMUNICATIONS

11%
SAFETY + STREETScape

5%
CAPITAL IMPROVEMENTS

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