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December 2025

East Colfax Survey Results: Five Year Follow Up

In 2025 The Fax Partnership conducted surveys of our East Colfax resident and business communities. They were five-year follow-ups on surveys conducted in 2020, with the goal of seeing how things have changed and to help guide The Fax's present and future work within the community.

In the past five years so much has happened! There was a global pandemic, home values in Denver, especially in East Colfax, rocketed upwards and after 10 QBs in 5 seasons, the Broncos finally have one they can Bo-lieve in!

What We Learned

What Remained the Same: From 2020 to 2025 the top concern among residents was safety, which also remained the top consideration for why residents would leave East Colfax. Walkability of the neighborhood and proximity to restaurants and grocery stores, was also consistent from 2020 to 2025 in making up the top three of residential concerns. Businesses were also consistent in their desire for safety - it was the 2nd most pressing concern in both the prior and current business survey.

It's Harder to Live Here: The increase in home values is a trend that has been covered regularly, but the general cost of living has shot up as well. In 2020 the median rent and mortgage costs were both \$1100, while median utility cost was \$142. In 2025, median rent jumped 33% to \$1467, while the median mortgage went up even more to \$1600 - a 45% increase in just five years! Median utilities increased 40% to \$200. Considering these housing increases, it's no surprise that the percent of cost burdened residents in East Colfax also jumped from 51% in 2020 to 85% in 2025.

Continued on back...

Get To Know a Local Business:

Lucy Ethiopian Restaurant

7401 E Colfax Ave, Denver, CO 80202

lucyethiopianrestaurant.us

(720) 465-9883

3 Questions for Owner Almaz Adhanom



When did you open?

The restaurant opened in August of 2012.

What's your favorite dish on the menu?

The Veggie Combo!



Describe the restaurant:

I opened Lucy Ethiopian Restaurant to share the rich and vibrant flavors of my culture with the Denver community. Our menu features traditional dishes like Doro Wot, Shiro, and many more, all prepared with care and love. Creating a warm, welcoming space where people can gather and enjoy authentic Ethiopian cuisine has always been my passion. Cooking is truly my favorite part of this journey, and I pour that joy into every meal we serve.

The Community is Taking Action:

In the face of rising costs, the community continues to work to improve East Colfax quality of life. This past November, voters approved the Vibrant Denver Bond - which includes \$10-million to develop a library/housing project in East Colfax. Businesses are leveraging resources from the City of Denver, including grants of up to \$15,000 to offset BRT construction impact and a State grant that will help businesses invest in their security and install pedestrian lighting along a section of East Colfax. Funders are investing in East Colfax as well - in just the past few weeks Monview Presbyterian Church awarded The Fax \$100,000 to support our work with residents and businesses. **2026 promises to be an important year for the East Colfax community - for businesses and residents alike - with the BRT construction, street improvements and a future library, there's no better time to get involved - we can't wait to see you out there on the 'fax!**

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Sign-up for our newsletter to hear more from The Fax and keep up with what's going on in East Colfax!

The Fax Partnership
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Denver, CO 80220



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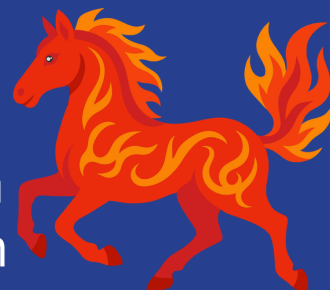
This increase in cost of living is further evidenced by 50% of homeowners indicating they have repairs they cannot fix, nearly twice as many as in 2020, with cost being the main reason. In addition, it is becoming harder to keep homes warm in the winter, 38% of respondents cited this in 2025, up from 23%, while 53% of respondents struggle to keep their home cool in the summer, up from 39%.

Our Businesses Are Struggling: Struggling with increased costs extends to businesses in East Colfax as well. In 2019, the top challenge for businesses in East Colfax was marketing (56%), in 2025 it is overwhelmingly finances (67%). Fewer businesses now own their commercial space, 22%, down from 35%. Sentiment among businesses is also reflective of this tougher financial time, only 16% of respondents felt their business was growing or thriving, 40% felt stable, while 44% felt they were declining or struggling. Only 31% of businesses felt confident their business would survive the next three years. The BRT construction is undoubtedly influencing businesses as well - 67% of businesses were aware of the BRT but only 9% feel prepared for it. 78% of businesses are concerned about the decrease in revenue from construction, 69% concerned about traffic congestion and detours, and 67% are concerned about customer and employee access.

Our Community Is Resilient: Despite the increased cost of living, 70% of respondents indicated they want to stay in the community for five years or more. While businesses are feeling the financial strain as well, 51% of respondents have been in business 8+ years while in 2020 61% of respondents were in business five years or less - businesses are surviving and committed to the community.

Mark Your Calendar

Lunar New Year 2026
7000 East Colfax Ave
From 11am to 5pm on
Sunday February 15th



AFFORDABLE HOMEOWNERSHIP IN EAST COLFAX

7 homes
available now
13+ more
coming soon



- ✦ Recently updated, brand new appliances
- ✦ 2-4 bedrooms
- ✦ Down payment assistance available
- ✦ Must income qualify

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