



FOR SALE - RETAIL/OFFICE ON COLFAX

PRIME CORNER AT W. COLFAX & SIMMS

11598 W Colfax Ave | Lakewood, CO 80215



CONTACT:

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OFFERING SUMMARY

Sale Price:	\$1,175,000
Building Size:	6,025 SF
Ground Floor SF:	2,000 SF Total
2nd Floor SF:	2,025 SF
Basement SF:	2,000 SF
2022 Rental Income:	\$15,218
Lot Size:	.34 AC
Year Built:	1951
Taxes 2024:	\$18,043.22
Zoning:	M-G-U
City/County:	Lakewood/Jefferson

PROPERTY OVERVIEW

Situated at the prominent intersection of W Colfax Ave and Simms St, 11598 W Colfax boasts exceptional visibility, monument signage, and abundant parking—making it an ideal location for retail, office use, or future redevelopment opportunities. The building features three separate ground-floor units totaling approximately 2,000 square feet. The second floor includes eight individual offices or rooms, offering flexible workspace or rental configurations. Additionally, the property includes an unfinished basement of approximately 2,000 square feet, providing potential for future development or storage use. The property generated over \$15,000 in rental income in 2022 prior to removing from the market, demonstrating solid income potential with opportunities to further increase revenue through renovations and improved occupancy. Located in a high-traffic area with over 50,000 vehicles passing daily, the property is zoned MGU, allowing for multifamily development. Strategically positioned along Denver's key westward expansion corridor as well as within an opportunity zone, Lakewood is experiencing substantial investment, new residential developments within blocks, and infrastructure enhancements. Additional adjoining parcels may be available, offering flexibility for larger-scale development. Ownership is also open to a long-term ground lease for a qualified tenant.

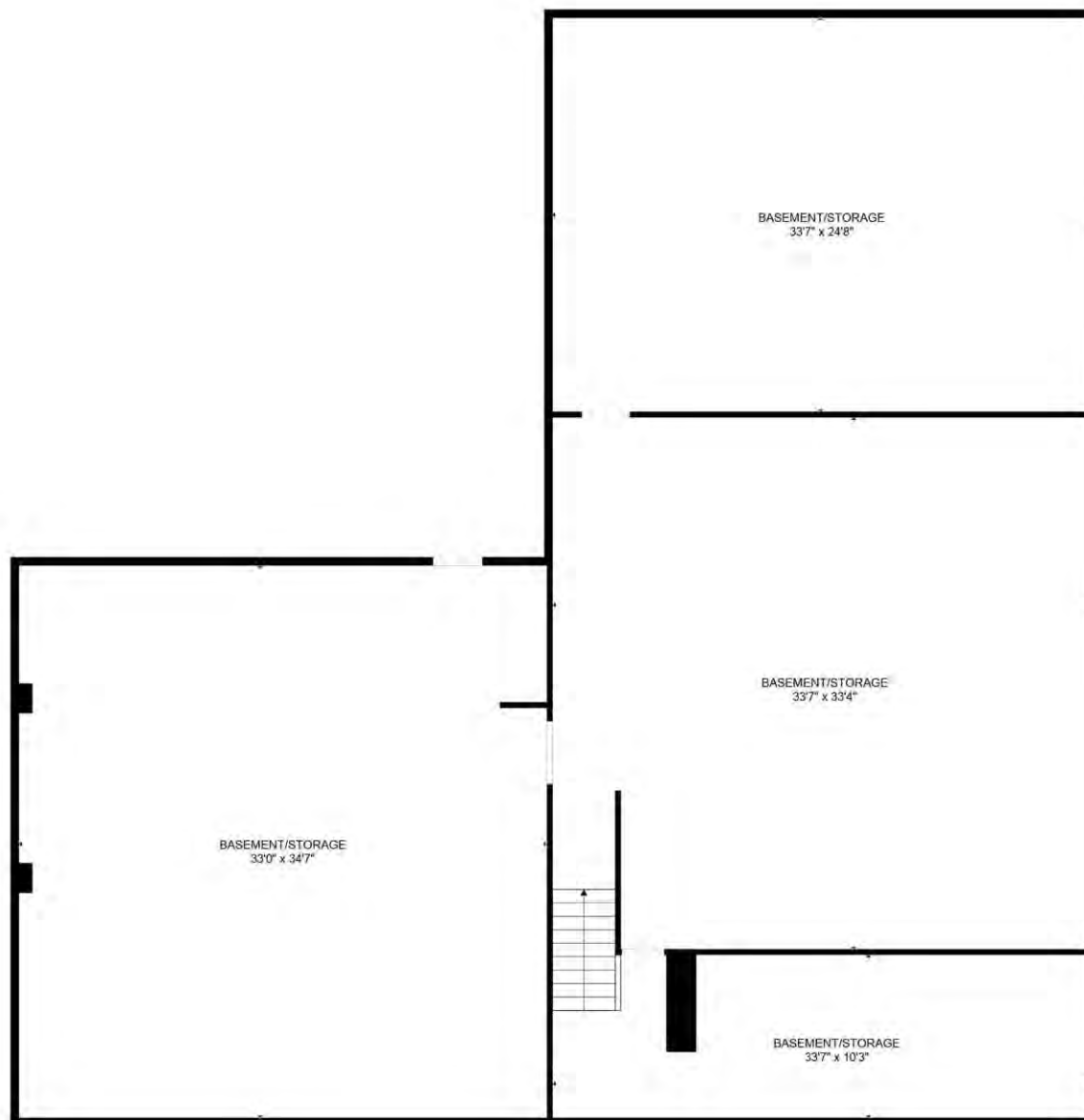
PROPERTY HIGHLIGHTS

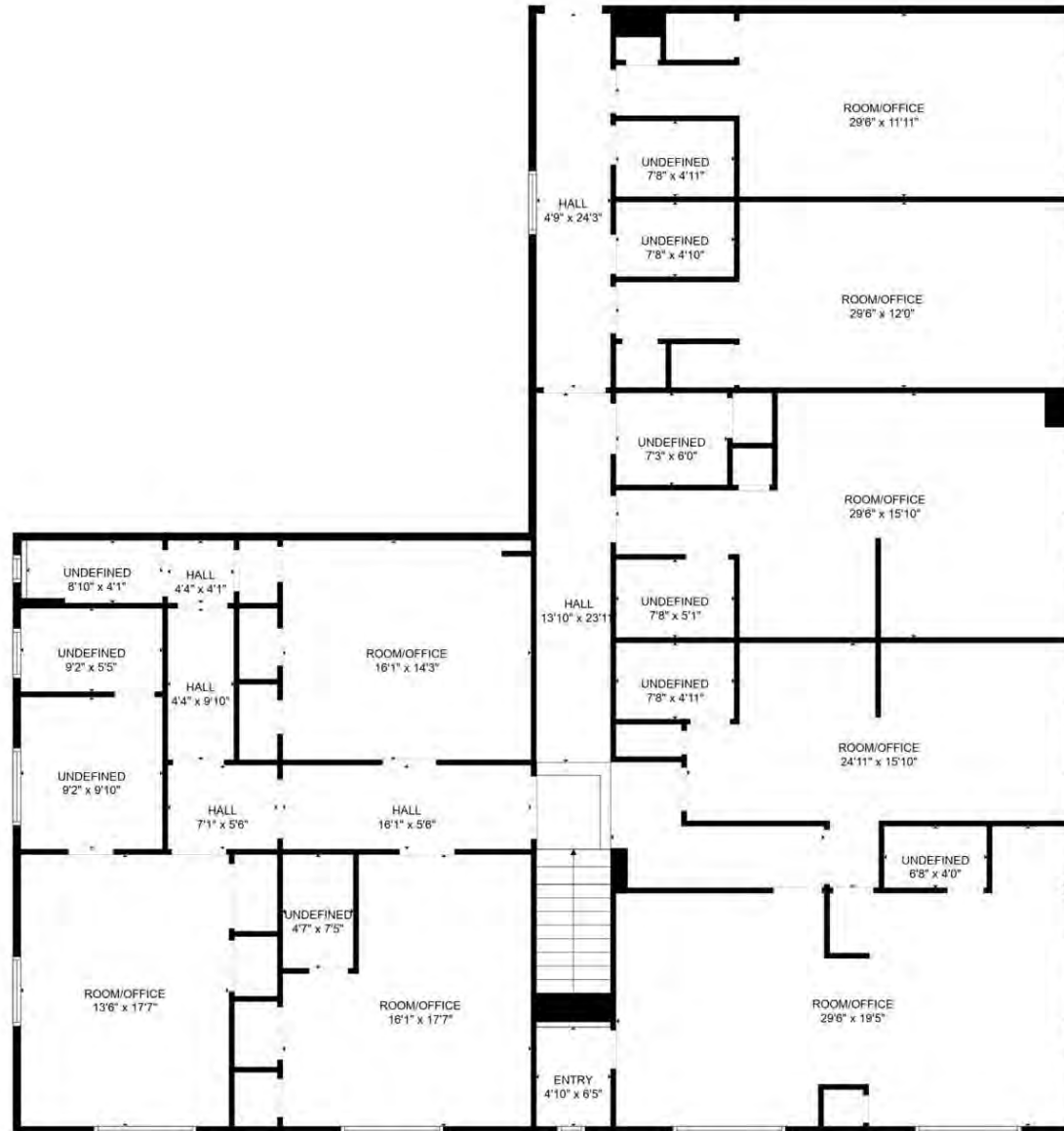
- Prime Hard Corner Location at W Colfax Ave. & Simms St.
- Zoned for Multi-Family Development
- Potential for Expansion - Additional contiguous lots may be available
- Ample On Site Parking - Supports a variety of development or tenant needs
- High Visibility Monument Signage - Excellent Exposure for Branding and Leasing
- Strong Income Potential - Ideal for Investors or Owner/Users seeking high yield leases





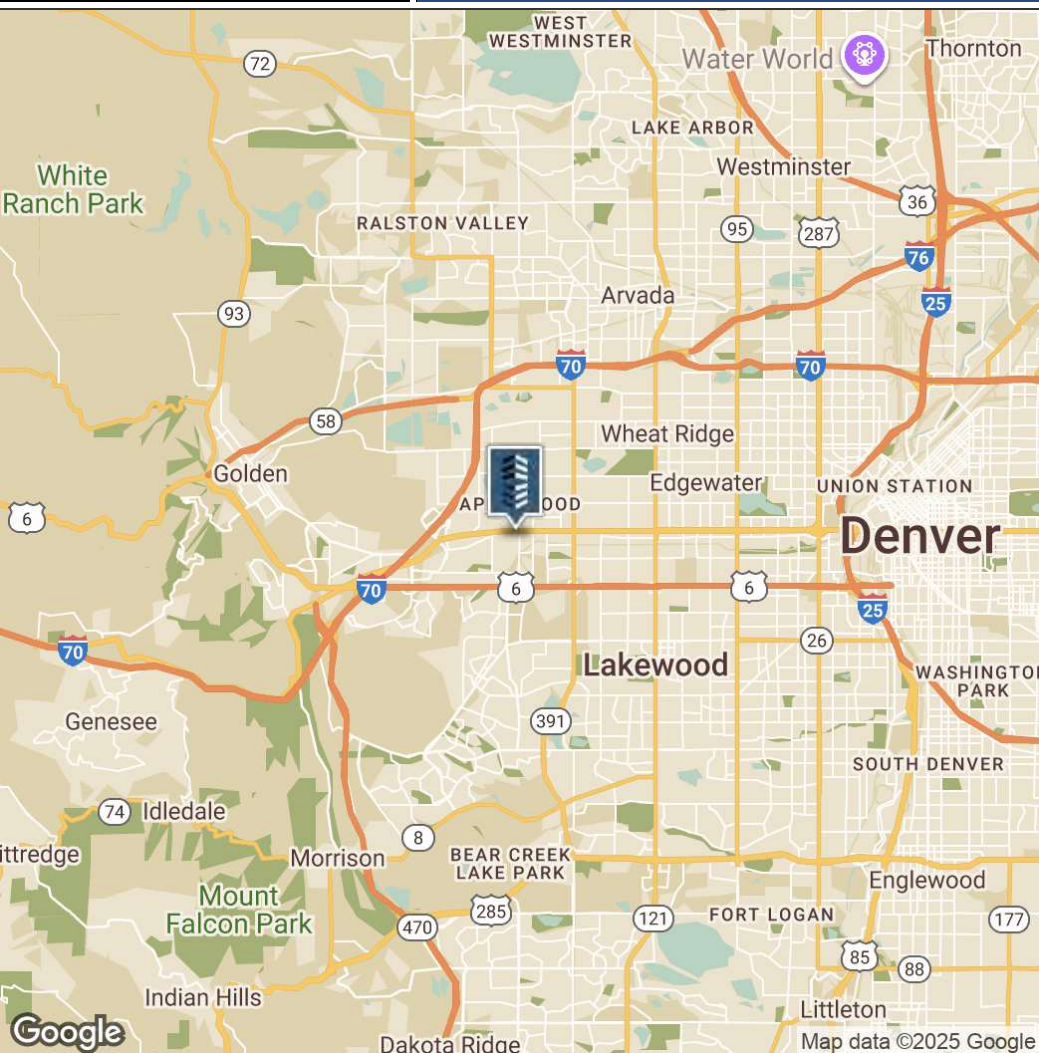
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