



The Cooper | Ground Floor Retail

5701 West Colfax Ave., Lakewood, CO 80214

1,800 SF
GROUND FLOOR RETAIL
SPACE AVAILABLE

Positioned near the high-visibility intersection of West Colfax and Sheridan, The Cooper offers a prime opportunity in a rapidly revitalizing corridor. With quick access to Sloan's Lake, Downtown Denver, I-25, and Highway 6, **this ground-floor retail space delivers both neighborhood convenience and citywide reach.**

For leasing information, contact

Logan Schenk | lschenk@zallcompany.com | 303.828.6044

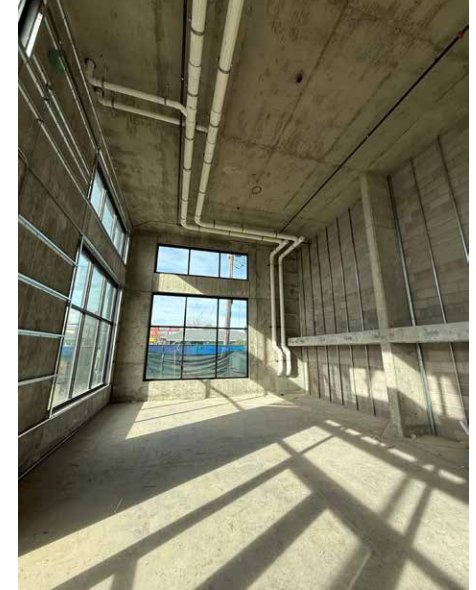
ZALL COMPANY
2946 Larimer Street
Denver, CO 80205
zallcompany.com

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PROPERTY HIGHLIGHTS

- 1,800 SF of prime ground-floor retail with direct frontage along West Colfax
- 72 luxury apartments above
- High-end interior finishes comparable to the latest luxury developments in Lakewood
- Located within the Colorado Enterprise Zone, businesses may be eligible for state tax credits and incentives that support investment and job creation
- Modern building systems and new construction ensure low maintenance and high efficiency for tenants



WALKABLE LOCATION



1 MILE

from Sloan's Lake Park

0.7 MILES

from the 13th & Lamar Light Rail Station

LAKEWOOD DEMOGRAPHICS



156,195
Population



71,000
Households



\$91,257
Average Household Income



38.5
Median Age



\$590,628
Average Home Price



32,589
Vehicles per Day
on Colfax

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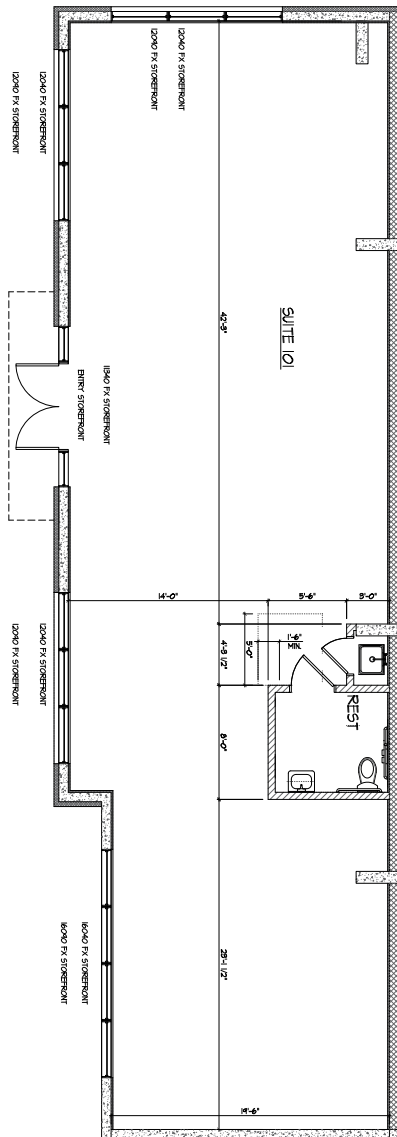


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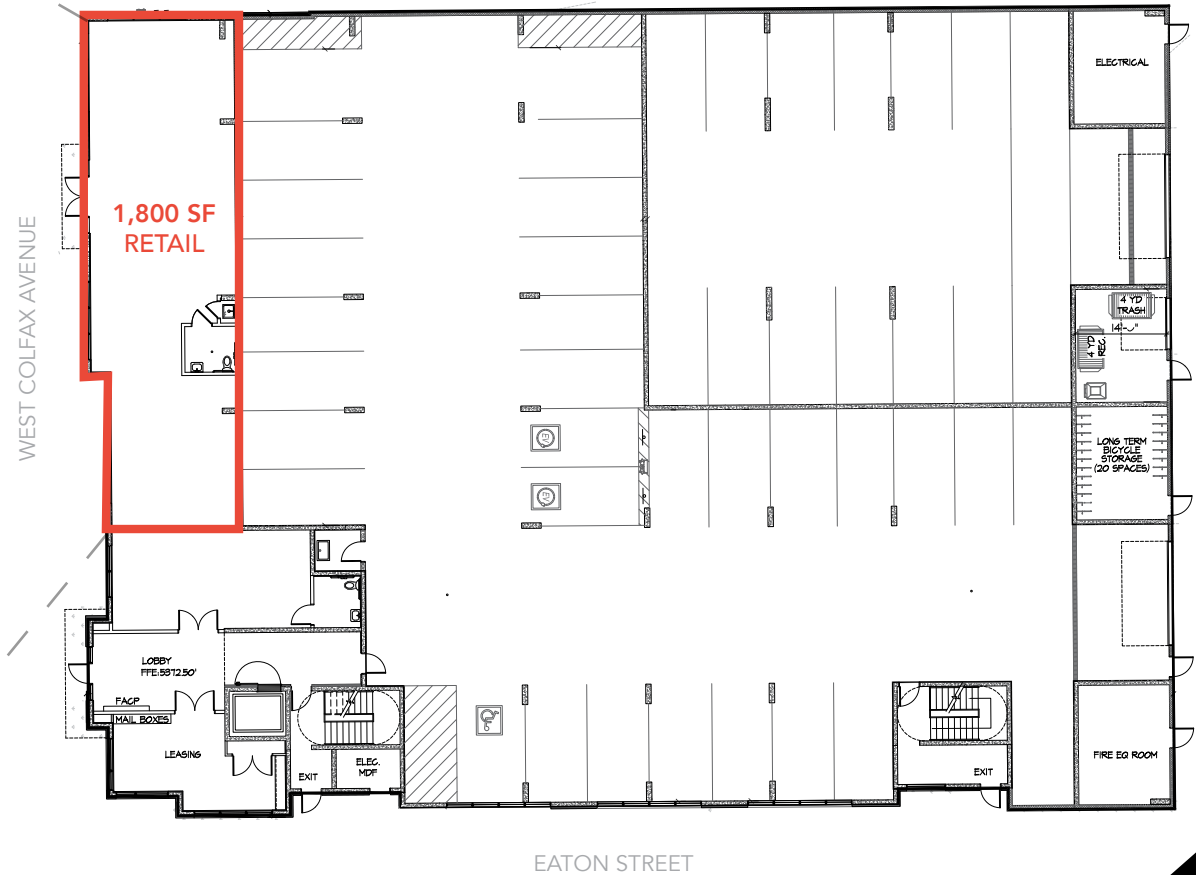
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Retail Floor Plan



Main Floor Plan



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