



## 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.**

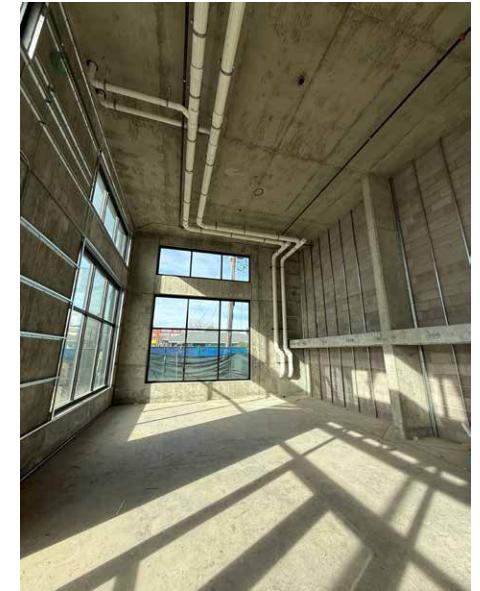
**For leasing information, contact**

**Logan Schenk | [lschenk@zallcompany.com](mailto:lschenk@zallcompany.com) | 303.828.6044**

**ZALL COMPANY**  
2946 Larimer Street  
Denver, CO 80205  
[zallcompany.com](http://zallcompany.com)

## 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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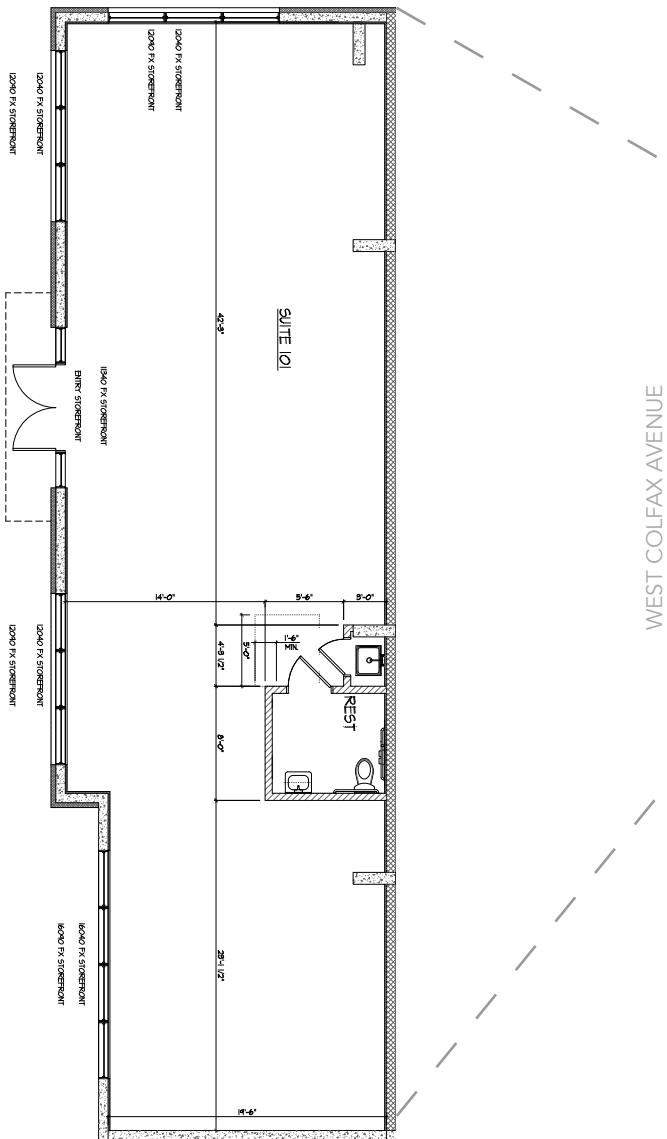
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## Retail Floor Plan



## The Cooper | Ground Floor Retail

## Main Floor Plan



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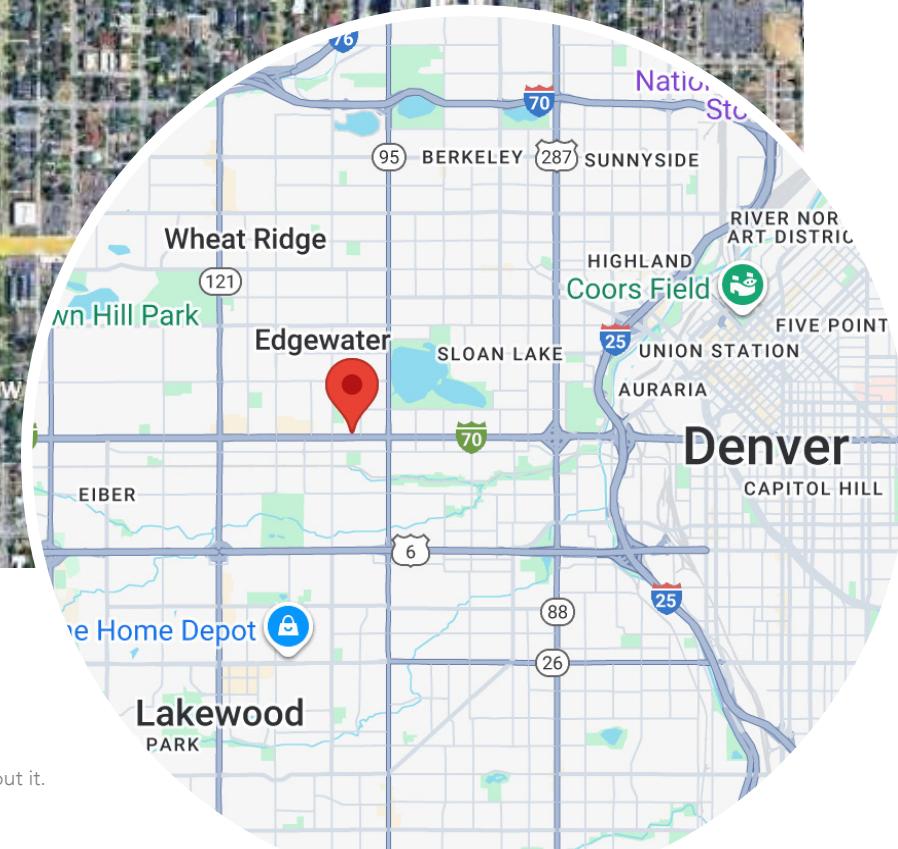
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