

Retail/Office Units For Lease

9383 W COLFAX AVENUE, LAKEWOOD, COLORADO 80215



Overview

Hoff & Leigh is excited to present these desirable retail/office units available for lease at 9383 W Colfax Ave and 9393 W Colfax Ave at the corner of Colfax & Garland. This lively retail center is located near Kipling & Colfax in the growing Lakewood market and provides for a variety of uses. Ample parking on-site with additional storage units available downstairs.

9383 W Colfax: 2,190 SF x \$16.00 SF/YR (+ \$7.93 SF/YR NNN) = \$4,367/Month

9393 W Colfax: 2,356 SF x \$16.00 SF/YR (+ \$7.93 SF/YR NNN) = \$4,698/Month (+2,356 SF Basement)

Hoff & Leigh property listing website: <https://www.hoffleigh.com/listing/9383-w-colfax-avenue/>

[9383 Virtual Tour](#)

[9393 Virtual Tour](#)

Highlights

- Pylon Sign (double-sided)
- High Traffic Count on Colfax
- High Foot Traffic and Street Front Visibility on Colfax
- Growing Market in Lakewood
- Ample On-site Parking
- Zoning: M-G-U (Lakewood)
- Storage Units are Available Downstairs

Property Details

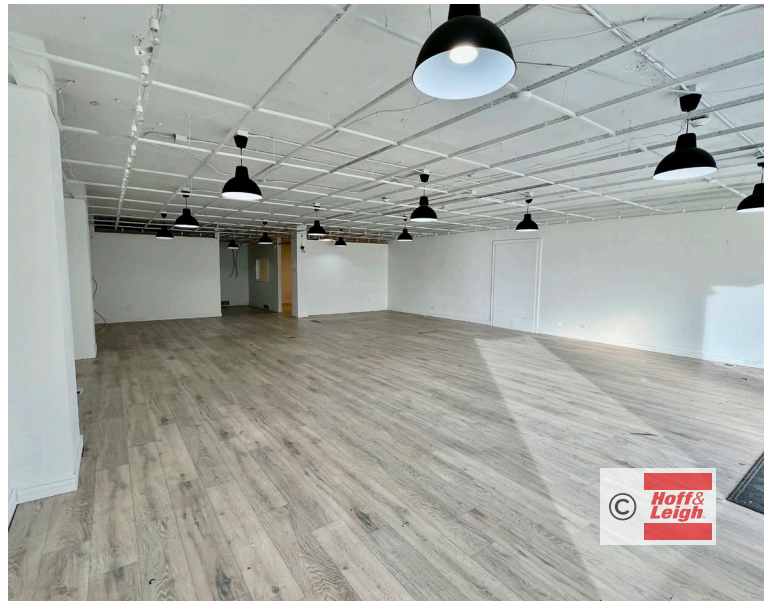
	Lease Rate \$16.00 SF/YR (NNN)		Building Size 6,408 SF
	Space Available 2,190 - 4,546 SF		Zoning M-G-U
	Lot Size 0.45 Acres		

Rev: January 13, 2025



Unit 9383 (Center Unit)

- New Remodel with Plank Floors
- Full Kitchen
- Large Retail Area
- 2 Bathrooms
- 1 Office/Storage Room
- Large Storage Room/Office in Back Office Area
- Lounge/Lobby Area
- Ample Storage



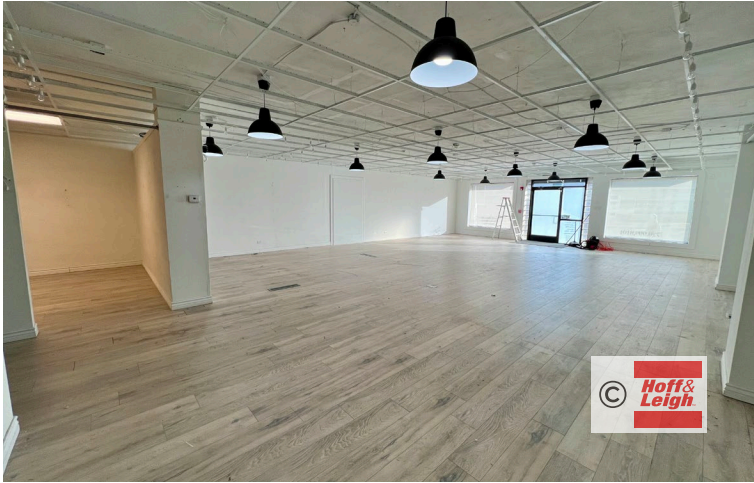
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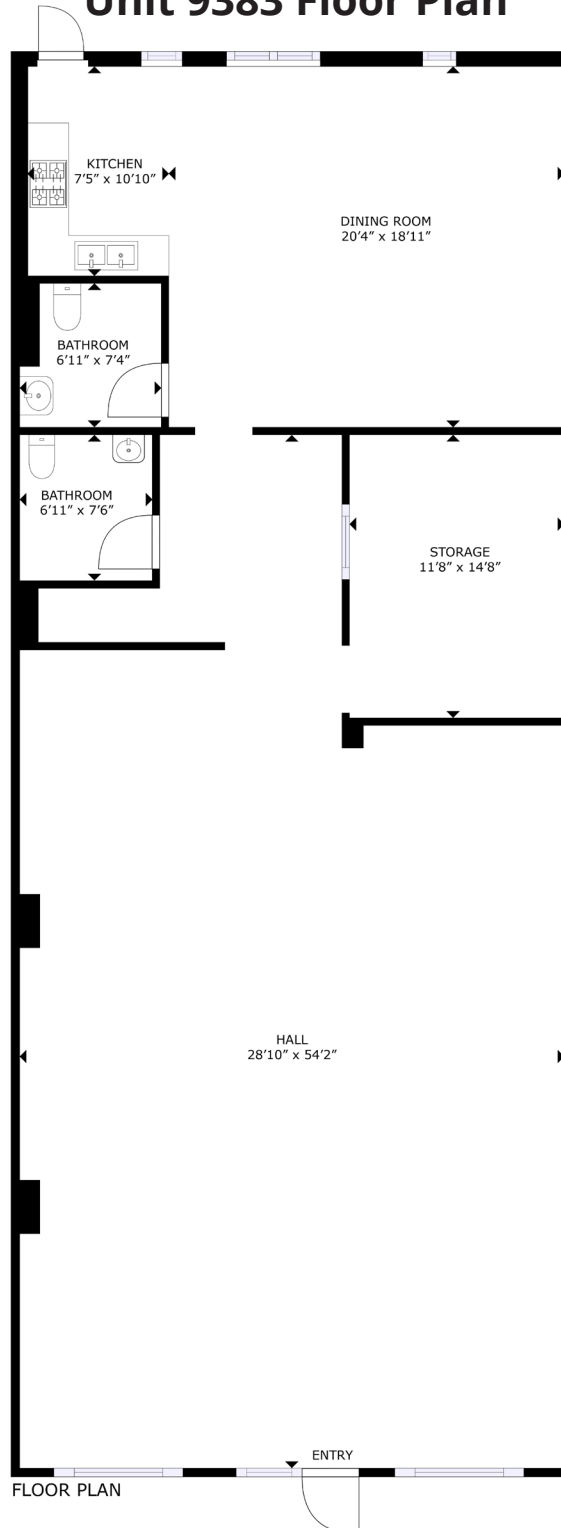
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Unit 9383 Floor Plan



FLOOR PLAN

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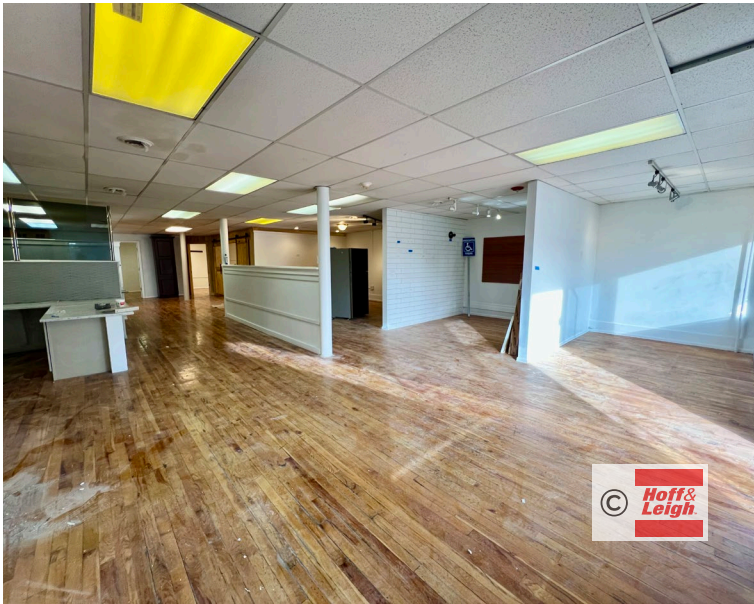
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Unit 9393 (West Unit)

- + 2,356 SF basement space included in USF, not included in rent price
- New Remodel
- 2 Bathrooms/1 Shower
- 3 Offices
- Showroom Area
- 2 Kitchentte Areas
- Large Basement
- Ample Storage
- 4 Open Work Stations

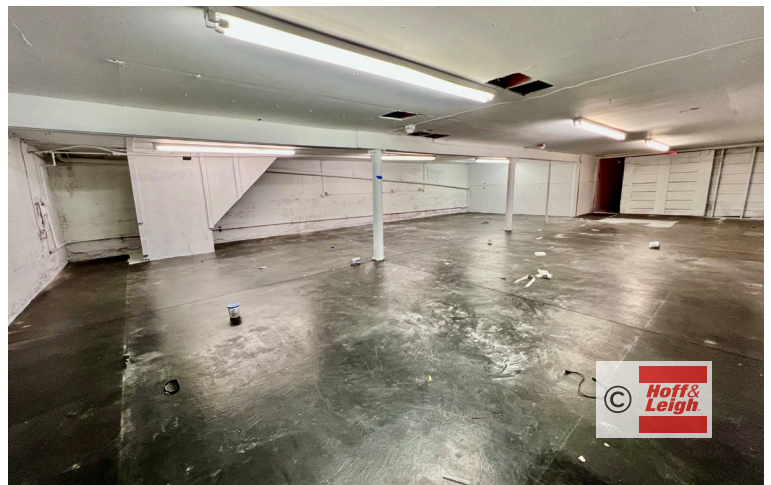


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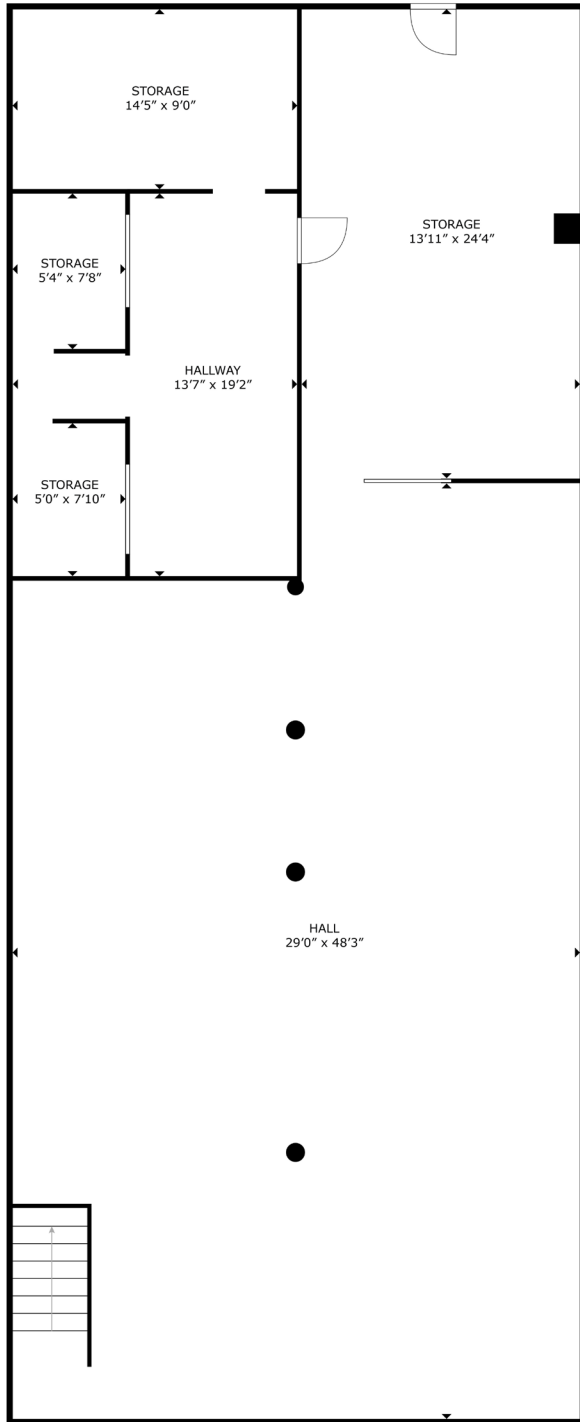
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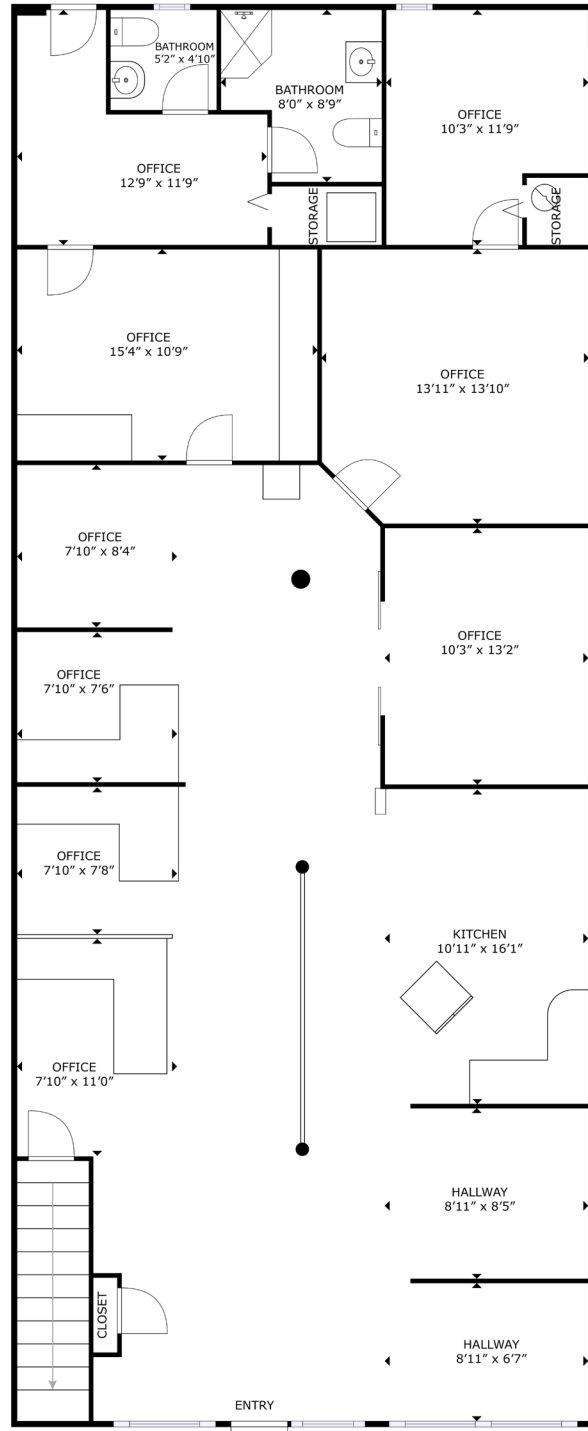
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Unit 9393 Floor Plan



Basement



Ground Level

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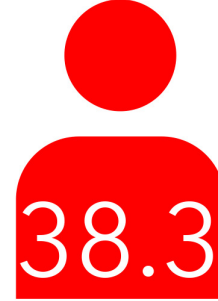
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9383 W Colfax Ave, Lakewood, Colorado, 80215

DEMOGRAPHICS



119,693
Population



38.3
Median Age



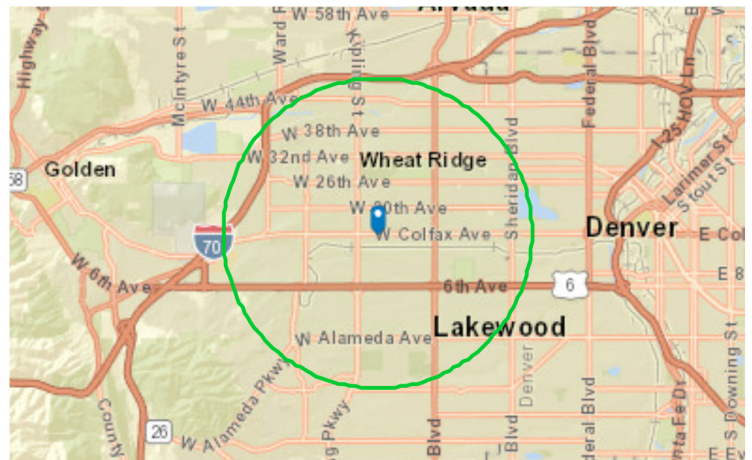
2.2
Average Household Size



\$83,259
Median Household Income

TRAFFIC COUNT

Cross street	VPD	Distance
Garland St	31,900	0.0
I- 70 Bus	6,001	0.1
Garrison St	26,550	0.1
Independence St	24,000	0.1
Village Pkwy	6,900	0.2

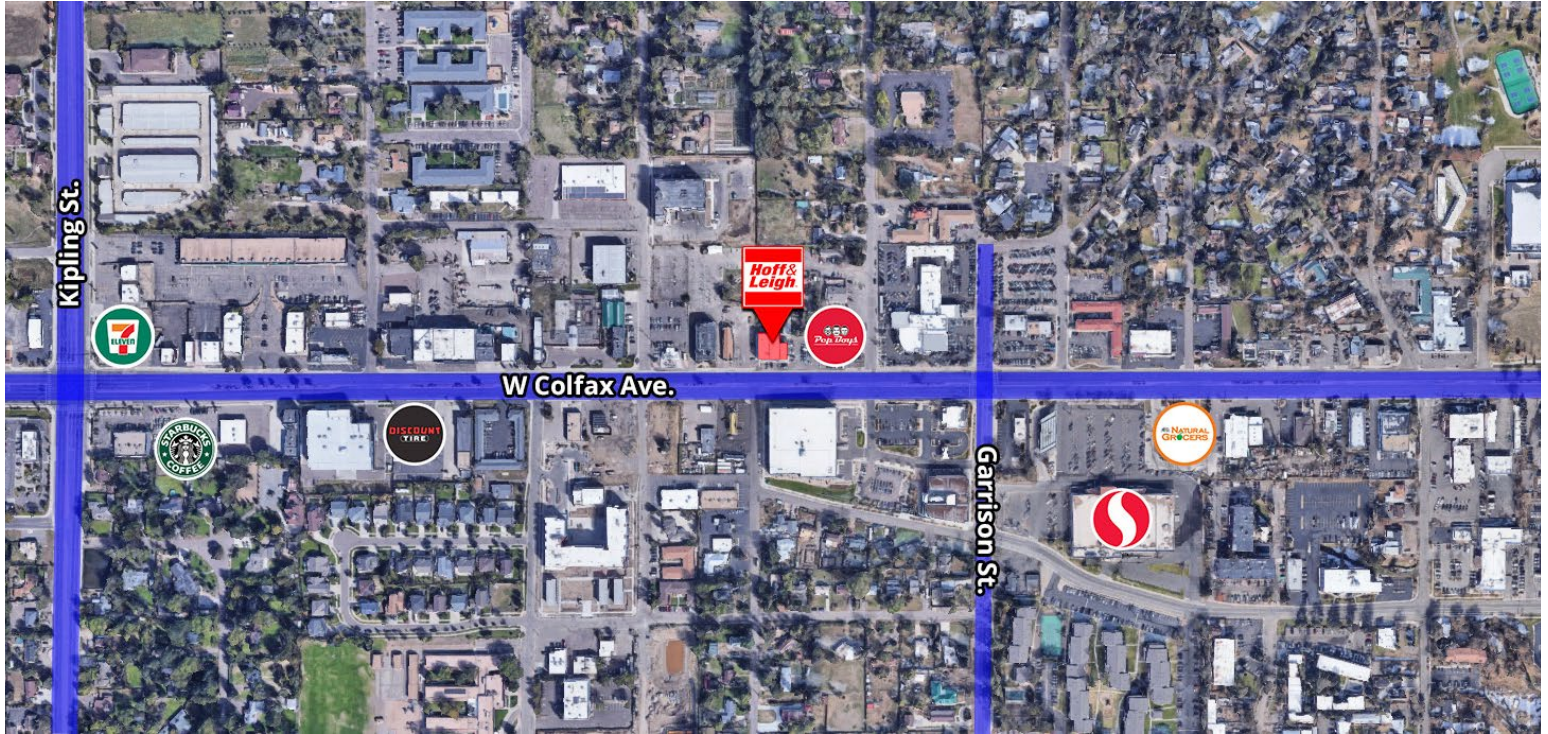


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