

## 12550 W COLFAX AVE

Lakewood, CO 80215



## LOCATION DESCRIPTION

This dynamic area offers a great blend of business and leisure, with its strategic location providing easy access to Denver and the Rocky Mountains. Nearby points of interest include the Colorado Mills mall for shopping and dining, the Lakewood Cultural Center for arts and entertainment, and numerous parks and trails for outdoor recreation. Investors seeking an office or retail location will appreciate the area's diverse amenities and convenient transportation options.

## PROPERTY HIGHLIGHTS

- Great small flex spaces with office/warehouse located near Colfax & I-70
- Just west of Simms off of Colfax in Lakewood
- Flexible Lease Terms
- Monument Sign Available
- Easy highway access to I-70 & 6th Ave

## OFFERING SUMMARY

Lease Rate:	\$17.70 SF/yr (NNN)
Expense Estimate	\$10.08/sf
Available SF:	1,000 SF
Building Size:	10,387 SF
Zoning	C-1

## SPACES

## LEASE RATE

## SPACE SIZE

Unit 114	\$17.70 SF/yr	1,000 SF
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## BRANDI SPENCER

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INDUSTRIAL PROPERTY FOR LEASE

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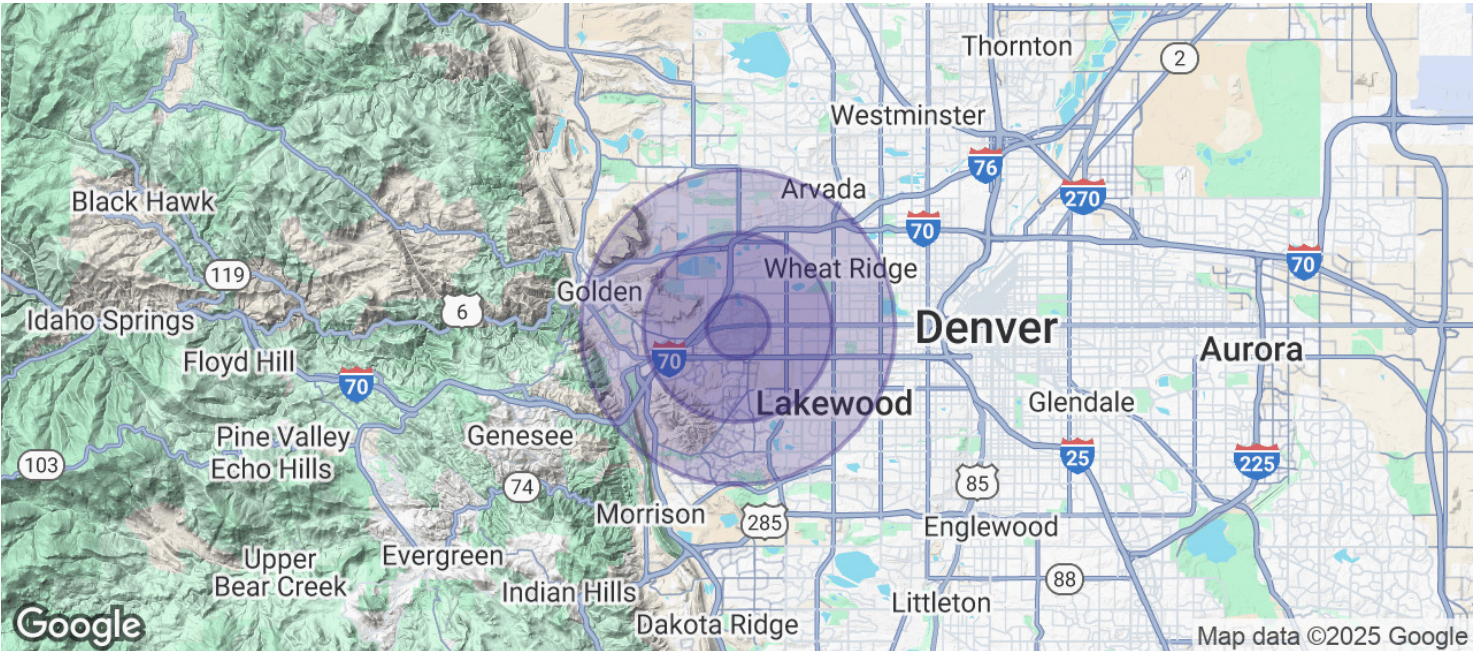
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,153	76,229	244,188
Average Age	43	42	42
Average Age (Male)	42	41	41
Average Age (Female)	45	43	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,372	33,405	105,071
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$126,151	\$121,991	\$122,024
Average House Value	\$718,272	\$711,431	\$685,242

Demographics data derived from AlphaMap



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