



Confidential Offering Memorandum

Value-Add Retail Center
11501 W Colfax Avenue
Lakewood, CO 80215



Carlos Valencia Advisor

One Broadway Suite A300 | Denver, CO 80203
303.962.9555 | www.pinnaclearea.com



PROPERTY DESCRIPTION

Pinnacle Real Estate Advisors is pleased to exclusively offer 11501 W Colfax a leased 4-unit retail center totaling approximately 4,070 sqft on a 10,000sqft lot, including 8 dedicated on-site parking spaces—a rare combination of compact retail scale with functional vehicle access in a high-traffic corridor. Strategically situated along the bustling West Colfax Avenue (U.S. 40), the center enjoys excellent daytime vehicular exposure and walkability.

PROPERTY HIGHLIGHTS

- 230 Multi-Family units recently and 400 more on the way nearby
- Recent Improvements Include concrete work and exterior painting
- Close proximity to major retail hubs; Colorado Mills, Westland Shopping Center
- Proximity to Taco Bell, Arby's, 7-11, King Soopers/Kroger

OFFERING SUMMARY

Sale Price:	\$875,000
Number of Units:	4
Building Size:	±4,070 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,276	38,100	111,397
Total Population	11,689	86,828	257,349
Average HH Income	\$110,203	\$117,593	\$115,529



11501 W COLFAX AVENUE

Lakewood, CO 80215

PROPERTY DESCRIPTION

Building Type:	Retail
Building Size:	4,070 SF
Lot Size:	10,000 SF
Number of Units:	4
YOC:	1941
Construction Type:	Masonry
Parking:	10 Surface

HIGHLIGHTS

- Less than a mile from Light Rail station
- Direct access to 6th Avenue/I-70 via Simms
- High Traffic Counts on West Colfax
- Proximity to Taco Bell, Arby's, 7-11, King Soopers/Kroger

RENT ROLL

SUITE	TENANT NAME	SIZE SF	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
D	Kel and Gabriel Tattoo	1,006 SF	\$15.00	\$15,090	2/1/26	1/31/29
B	Sunny's Massage	1,008 SF	\$21.00	\$21,168	9/1/24	8/31/28
C	Fleet Sheets Printing	1,017 SF	-	-	TBD	TBD
A	Alpha X Cell Phone Repair	1,269 SF	\$15.08	\$19,140	12/19/25	12/31/30
TOTALS		4,300 SF	\$51.08	\$55,398		

ADDITIONAL PHOTOS

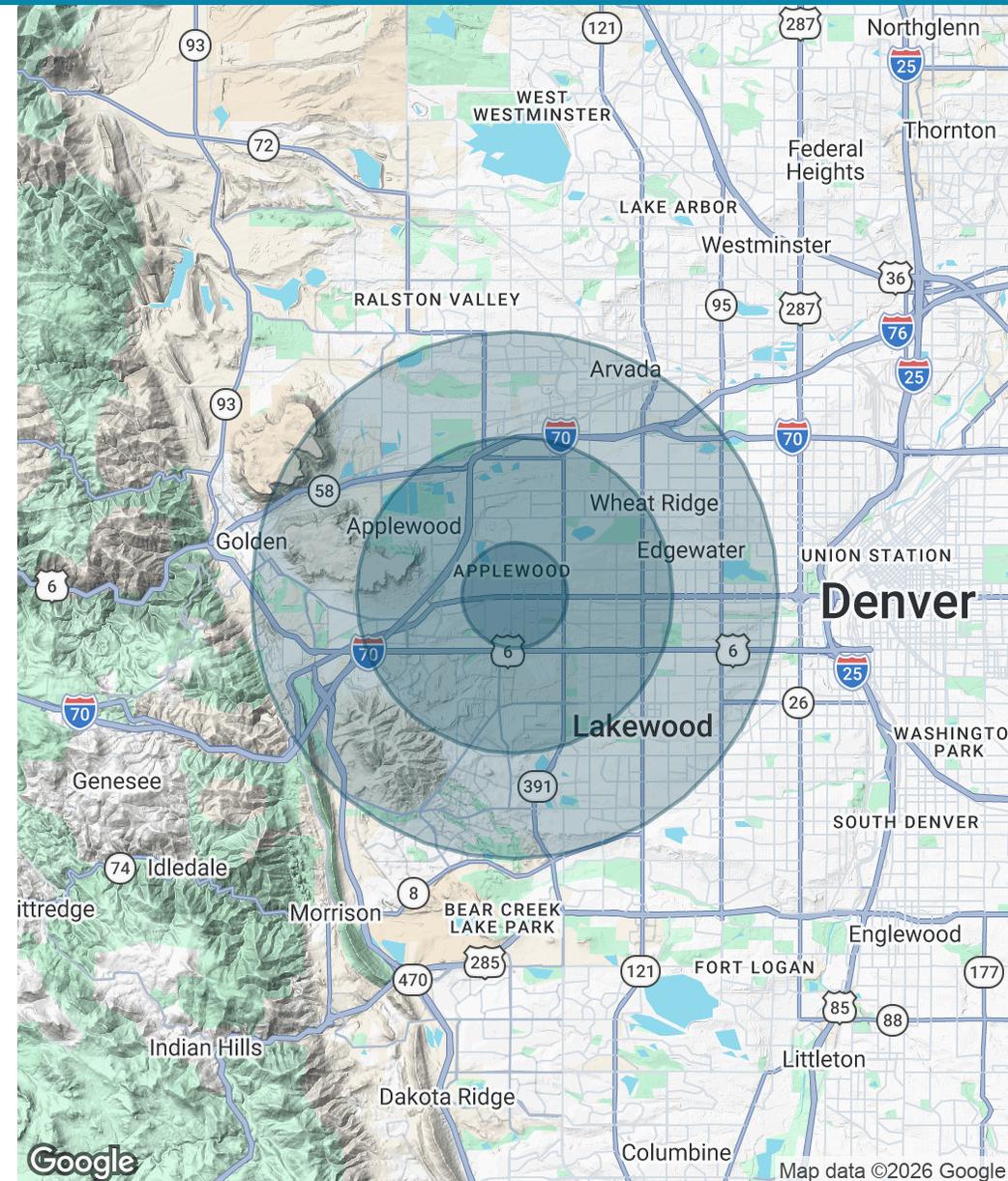


DEMOGRAPHICS MAP & REPORT

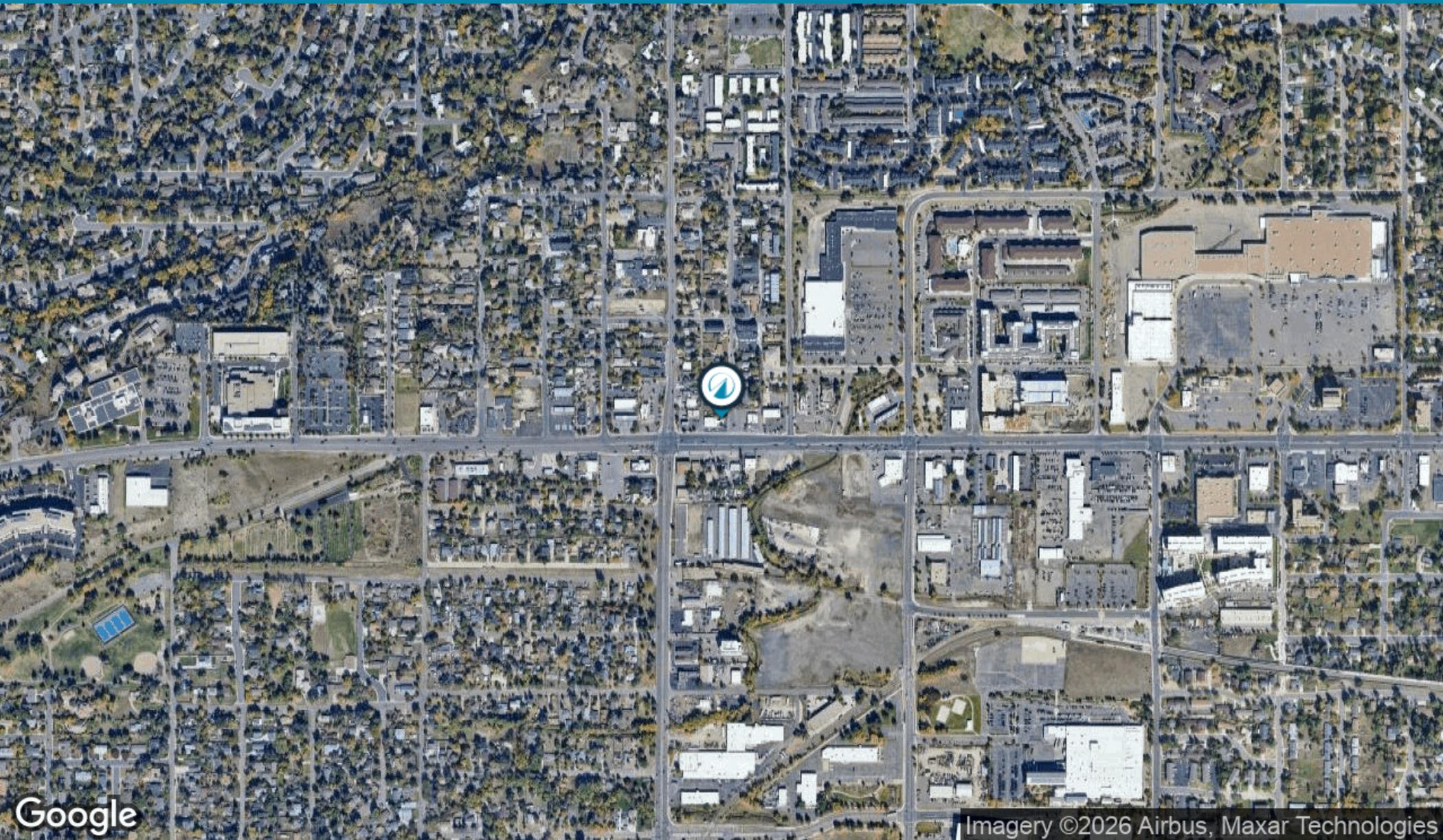
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,689	86,828	257,349
Average Age	43	42	41
Average Age (Male)	41	41	40
Average Age (Female)	44	43	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,276	38,100	111,397
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$110,203	\$117,593	\$115,529
Average House Value	\$671,296	\$701,938	\$665,135

Demographics data derived from AlphaMap



AERIAL MAP



Google

Imagery ©2026 Airbus, Maxar Technologies

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DISCLOSURE



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