

# Retail / Flex Space for Lease

1490 CARR STREET, LAKEWOOD, CO 80214



## Overview

Hoff & Leigh proudly brings you this newly renovated retail/flex space on the corner of Colfax and Carr Street. The building has recently been renovated and a 10' x 10' drive-in glass garage door has been added to the front of the unit. There is a small shared lot available in the back. This property offers a prime location and open floor plan that is perfect for a number of uses. Don't miss out on this amazing retail/flex opportunity!

For more info, please text/call: Chris Camozzi 303-328-5611

Hoff & Leigh listing website: <https://www.hoffleigh.com/listing/1490-carr-street/>

## Highlights

- Newly Renovated
- Drive-in Garage Door
- Small Shared Yard
- Prime Location
- Lighted Intersection
- Off Street Parking
- Retail Signage
- Glass Storefront

## Property Details



**Lease Rate**  
Negotiable



**Lot Size**  
0.54 Acres



**Space Available**  
1,539 SF



**Zoning**  
M-G-S

## Zoning Information

Rev: November 24, 2025



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## Our Network Is Your Edge

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## DEMOGRAPHICS



133,030  
Population



37.9  
Median Age



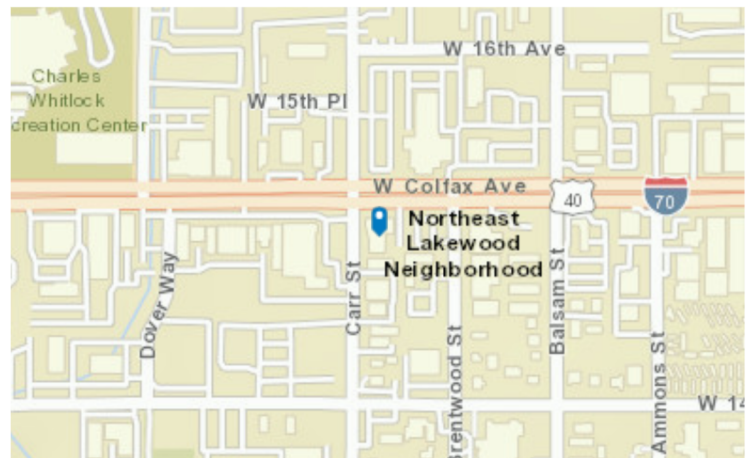
2.2  
Average  
Household Size



\$83,235  
Median Household  
Income

## TRAFFIC COUNT

Cross street	VPD	Distance
I- 70 Bus	4,732	0.0
W 13th Ave	4,700	0.0
Carr St	22,000	0.0
Carr St	26,550	0.0
W 20th Ave	4,713	0.0



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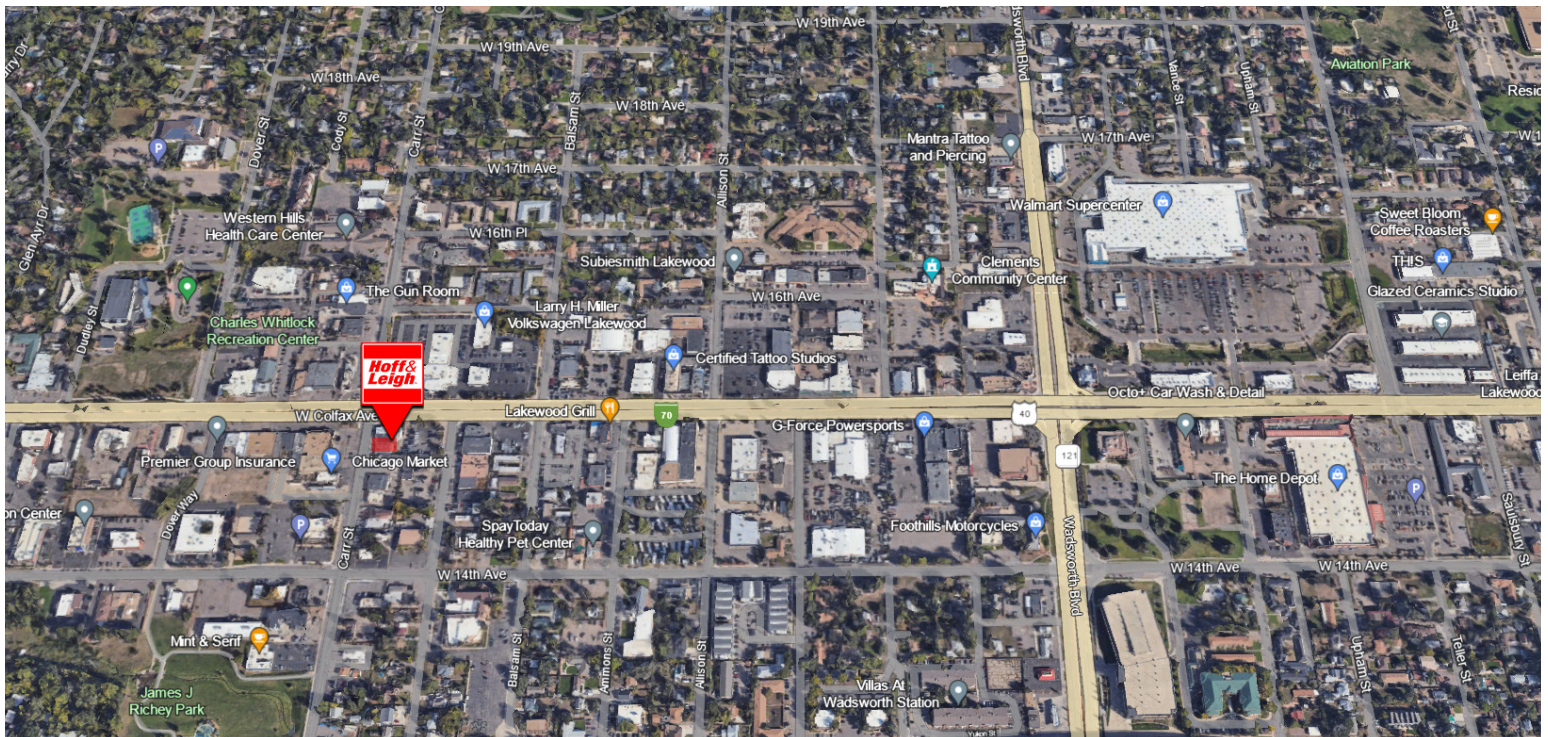
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