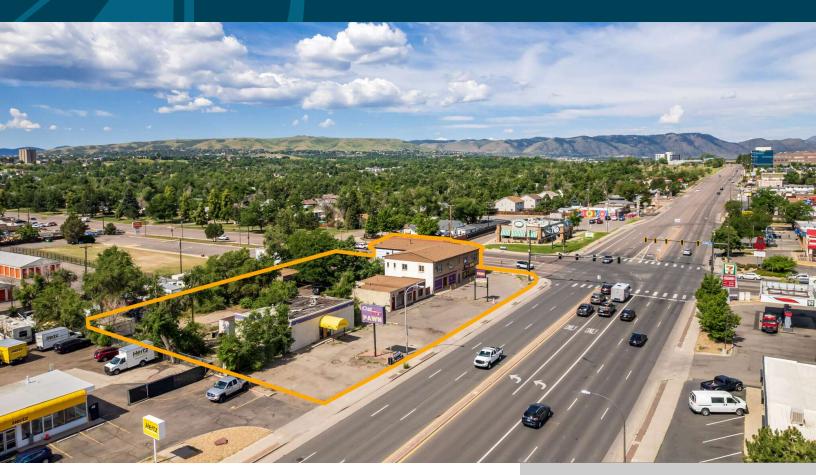


11520-11528-11598 WEST COLFAX AVENUE LAKEWOOD, CO 80401



# West Colfax/Simms Assemblage LIST PRICE: \$2,775,000

#### **PROPERTY OVERVIEW**

Building Size:	18,619 SF (3 Buildings Combined)
Building Type:	Retail/Land/Office
Lot/Land Assemblage:	46,333 SF
Year Built:	1944, 1949, 1951

### **PROPERTY FEATURES**

- Up to 68,418 SF of Assemblage Available
- Signalized Intersection
- 32,100 vehicles per day on Colfax & 29,800 vehicles per day on Simms
- M-G-U Zoning (see description)
- Monument Signage
- Easy access to 6th Avenue/I-70/C-470
- Can Be Sold Separately or as a Portfolio

For more information, please contact:

#### **PAUL NORA**

### Advisor

303.962.9575

PNora@PinnacleREA.com

### **GREG TITUS**

#### **Vice President**

303.962.9540

GTitus@PinnacleREA.com

### **Pinnacle Real Estate Advisors**

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



### 11520-11528-11598 WEST COLFAX AVENUE LAKEWOOD, CO 80401



### **LAKEWOOD M-G-U ZONING**

M-G-U Mixed Use - General - Urban The M-G-U district is intended to provide for mixed-use and community commercial development generally along arterial streets and in transit areas. The Urban context reflects a more pedestrian-oriented environment that requires buildings to be located within a short distance of adjacent public streets. MGU Height Requirements allows buildings to get up to 90 feet. (source: www.Lakewood.org)







For more information, please contact:

PAUL NORA Advisor **GREG TITUS**Vice President
303.962.9540

303.962.9575 PNora@PinnacleREA.com

GTitus@PinnacleREA.com

**Pinnacle Real Estate Advisors** 

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



11520-11598 WEST COLFAX AVENUE LAKEWOOD, CO 80401



For more information, please contact:

PAUL NORA GREG TITUS Advisor Vice President 303.962.9575 303.962.9540

PNora@PinnacleREA.com GTitus@PinnacleREA.com

### **Pinnacle Real Estate Advisors**

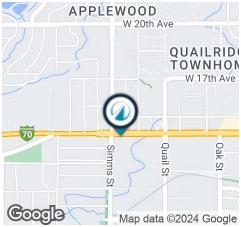
One Broadway Suite A300 | Denver, CO 80203 | 303.962.9555 | www.pinnaclerea.com

© 2024 Pinnacle Real Estate Advisors, LLC. All information contained herein has been obtained from sources we believe to be reliable. However, we accept no responsibility for its accuracy and encourage verification of all information prior to making financial decisions.



11520-11528-11598 WEST COLFAX AVENUE LAKEWOOD, CO 80401





### **AREA DEMOGRAPHICS:**



Population

1 Mile 11,749 3 Mile 86,689 5 Mile 262,929



Households

1 Mile 5,3303 Mile 38,0695 Mile 113,760



Average HH Income

1 Mile \$106,8183 Mile \$117,3815 Mile \$117,386

For more information, please contact:

PAUL NORA GREG TITUS
Advisor Vice President
303.962.9575 303.962.9540

PNora@PinnacleREA.com GTitus@PinnacleREA.com

### **Pinnacle Real Estate Advisors**

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