



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:

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LAKWOOD 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)



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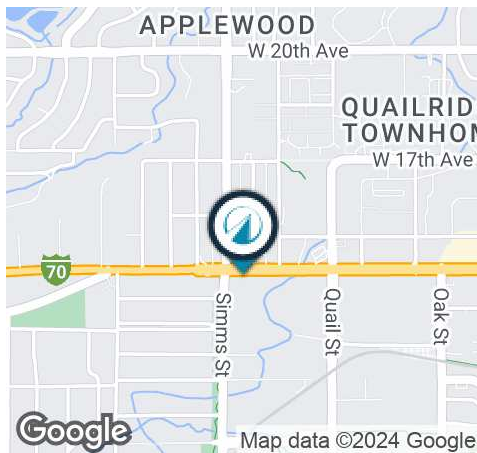
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AREA DEMOGRAPHICS:



Population

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



Households

1 Mile	5,330
3 Mile	38,069
5 Mile	113,760



Average HH Income

1 Mile	\$106,818
3 Mile	\$117,381
5 Mile	\$117,386

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