



Offering Memorandum

## Interplaza West - Lot 8

SWC I-70 & 6th Avenue | Golden, CO 80401



Cody Stambaugh Senior Advisor

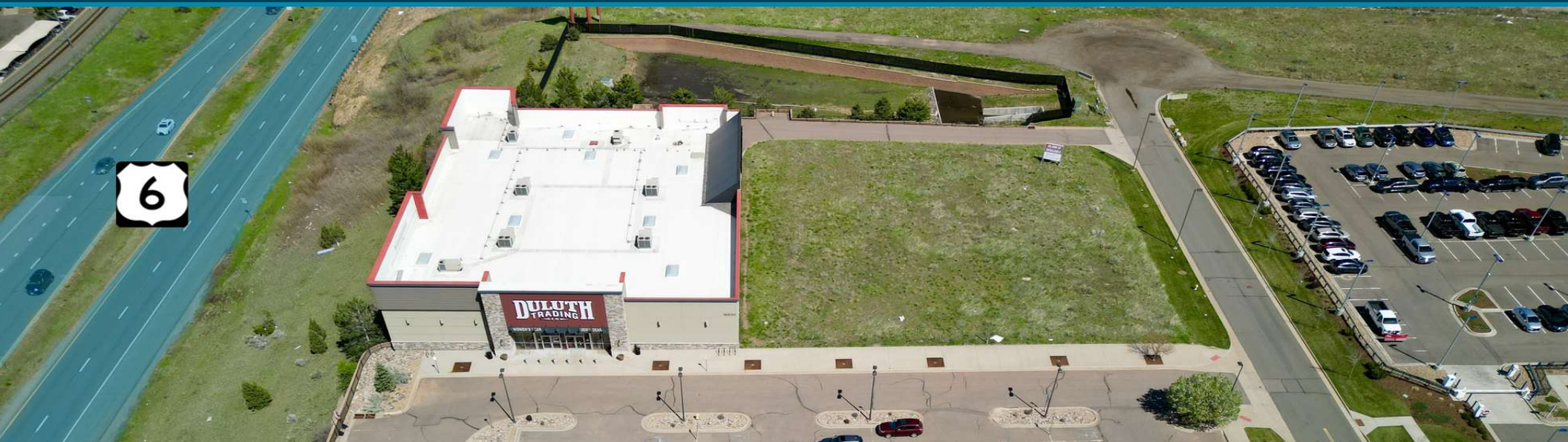
Elizabeth Morgan Vice President

Kyle Moyer Associate Advisor

One Broadway Suite A300 | Denver, CO 80203  
303.962.9555 | [www.pinnaclearea.com](http://www.pinnaclearea.com)



# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price:	\$2,096,336
Price/SF:	\$22
Lot Size:	95,288 SF
Parking Spaces:	120
Zoning:	PUD
Lot Number:	8

## WEST RETAIL SUBMARKET

West Denver is the largest submarket defined by CoStar in the Denver metro, with just over 25 million SF of inventory. West Denver features extensive retail, cultural, and recreational hot spots that attract both Denverites and visitors from surrounding areas. The Belmar area is a vibrant reinvention of downtown Lakewood that spans 22 city blocks with restaurants, art galleries, and clothing and specialty stores. Within this area along the West Colfax Corridor lies 40 West Arts with more than 20 public art installations and multiple performing arts venues. Retailers are attracted to the area's favorable demographics and explosive growth, supported by proximity to a number of Denver's most desirable neighborhoods.

West Denver lies between the foothills of the Rocky Mountains and downtown Denver and is home to some of the metro's fastest growing and trendiest neighborhoods. Young professionals and families are drawn to the area for its proximity to downtown and relatively cheaper housing costs, but the area is also home to many longtime residents, creating a unique community vibe that celebrates both new development and neighborhood preservation. The W Line of the Regional Transportation District's Light Rail runs through West Denver, providing public transit options and easy access to Denver's Union Station. -Source: Costar 4/25/2024





## SWC I-70 & 6TH AVENUE

Golden, CO 80401

### PROPERTY OVERVIEW

Building Type:	Vacant Land
Lot Size County:	95,288 SF
Parking:	120 Spaces

### PROPERTY HIGHLIGHTS

- Regional Retail Site - Denver West Trade area
- Highly Visible From 6th Avenue (66,466 Vehicles Per Day), I-70 (140,379 Vehicles Per Day) and Colfax Avenue (27,378 Vehicles Per Day)
- Includes Completed 120 Space Parking Lot and Infrastructure
- Located in Interplaza West - Home Depot, CarMax, Kohls, Jack in the Box, Independent Financial, PetCo
- May be Acquired with Adjacent Duluth Trading Co. STNL Investment



# PARCEL MAP



## 16630 W Colfax Avenue - Duluth Trading Co.

- Building Size: 20,593 SF (County)/20,415 SF (Lease)
- Lots Size: 69,712 SF (County)
- Year Built: 2007
- Parking: 92 Spaces

## 16600 W Colfax Avenue - Land

- Lot Size: 95,288 SF (County)
- Parking: 120 Spaces

DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
Total population	26,993	73,260	176,186
Median age	39	42	42
Total households	10,490	29,336	72,958
Total persons per HH	2.6	2.5	2.4
Average HH income	\$146,212	\$161,346	\$144,474
Average house value	\$861,045	\$853,548	\$766,660

Map data ©2024 Imagery ©2024 Airbus,  
Maxar Technologies

Cody Stambaugh  
303.962.9530  
CStambaugh@PinnacleREA.com

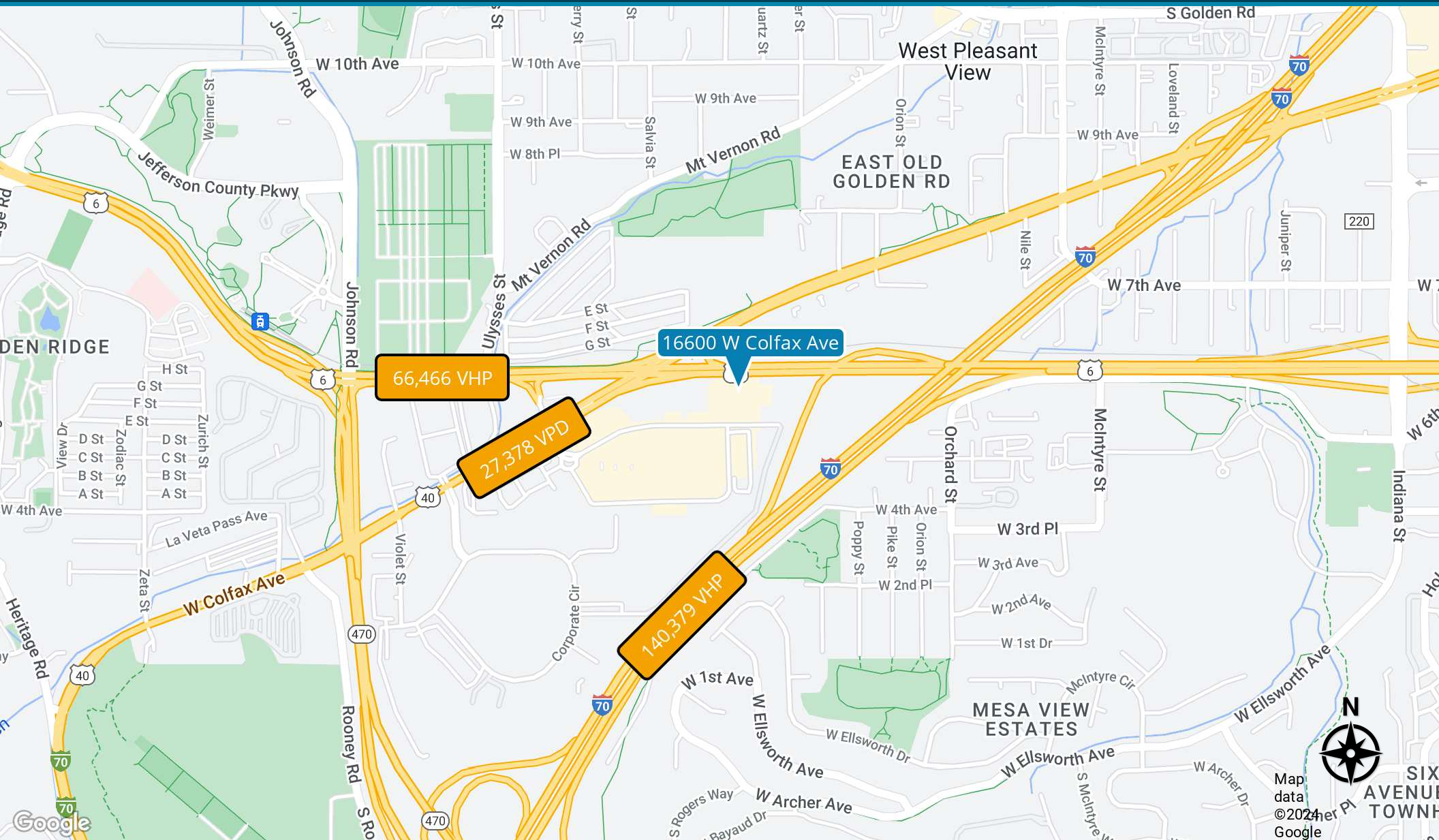
Elizabeth Morgan  
303.962.9532  
EMorgan@PinnacleREA.com

Kyle Moyer  
303.406.2524  
KMoyer@PinnacleREA.com

One Broadway Suite A300  
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# TRAFFIC COUNTS



Cody Stambaugh  
303.962.9530  
CStambaugh@PinnacleREA.com

Elizabeth Morgan  
303.962.9532  
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# LOCATION OVERVIEW



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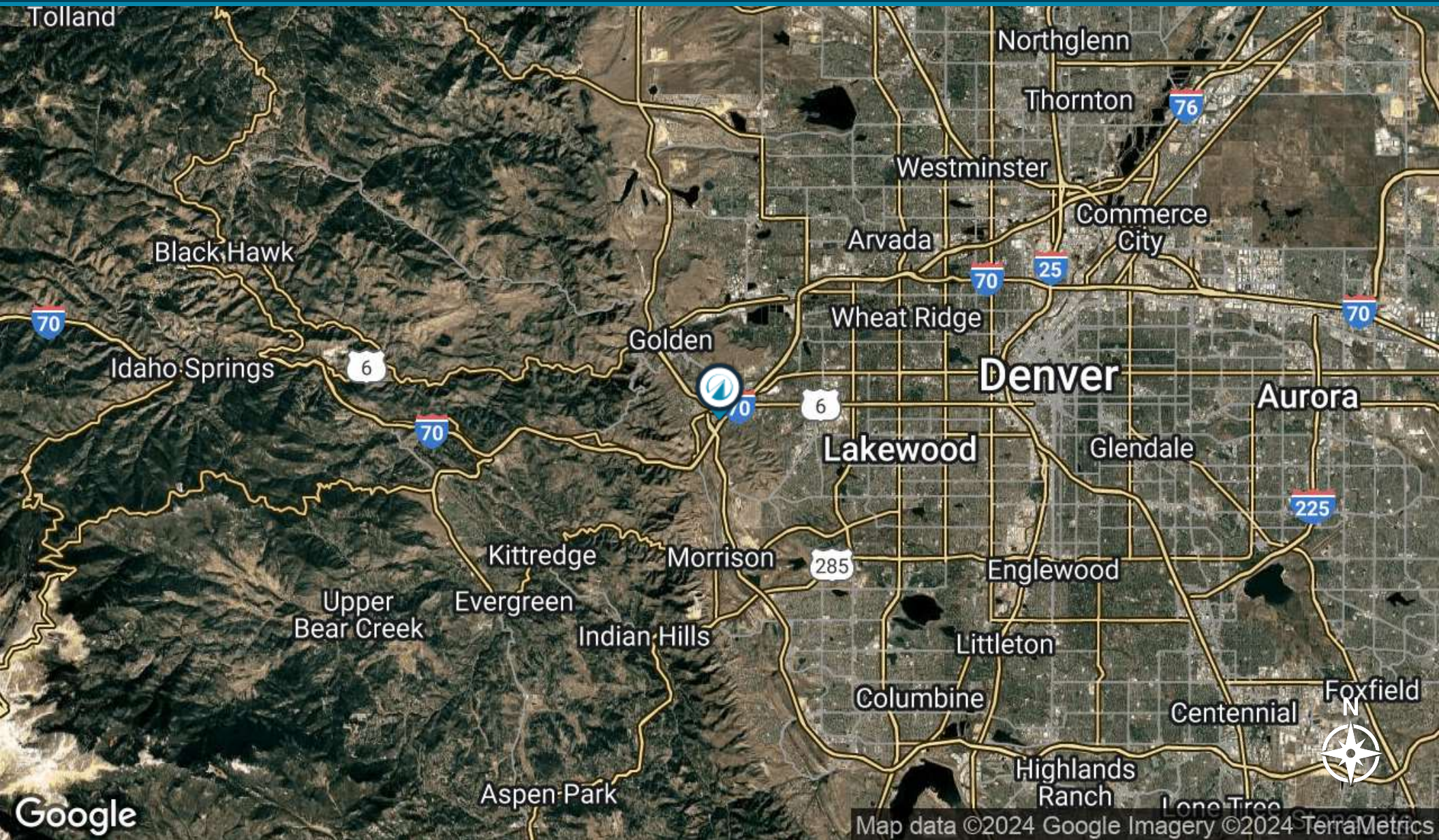
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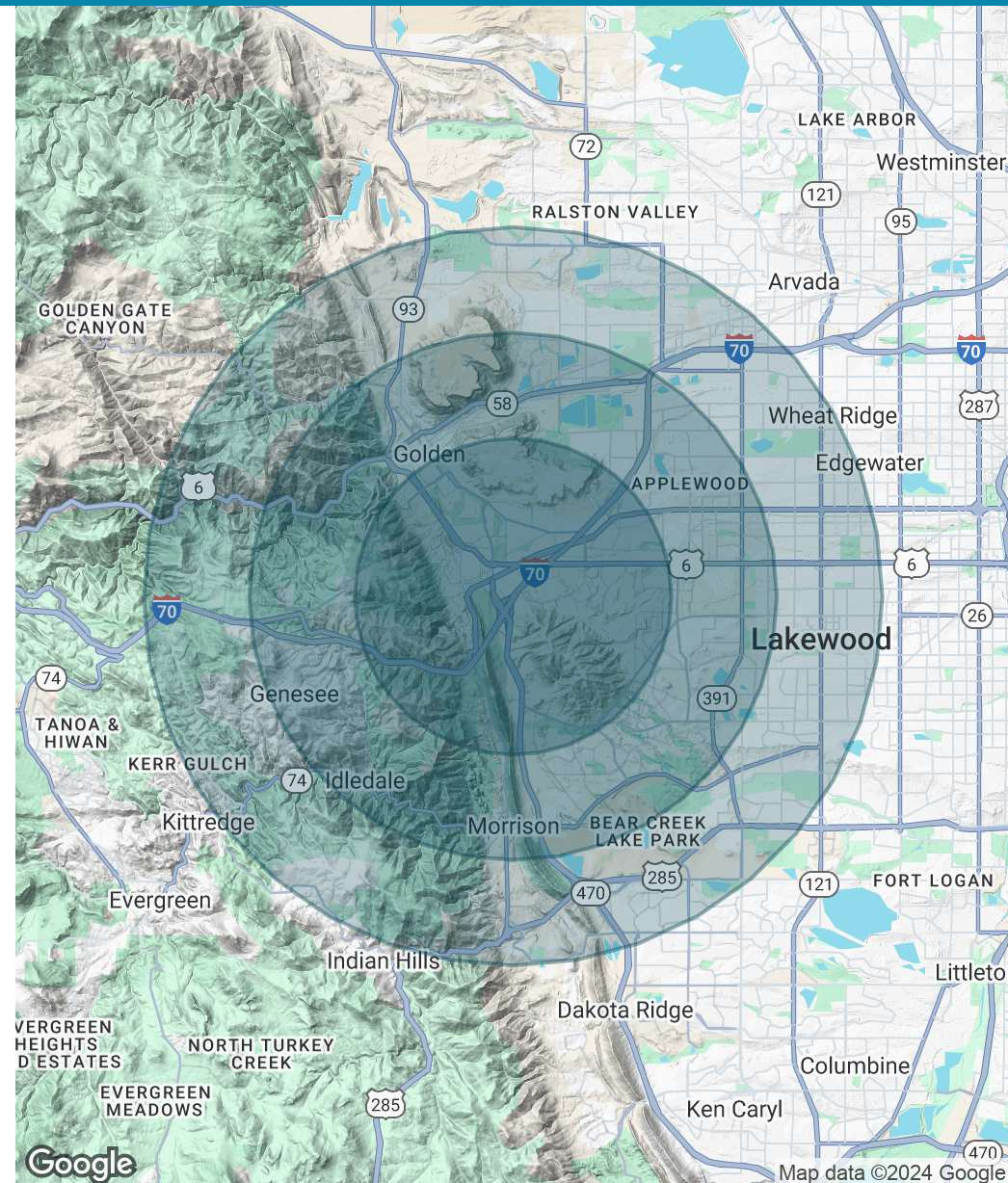
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www.pinnaclearea.com



# DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	7 MILES
Total Population	26,993	73,260	176,186
Average Age	39	42	42
HOUSEHOLDS & INCOME	3 MILES	5 MILES	7 MILES
Total Households	10,490	29,336	72,958
# of Persons per HH	2.6	2.5	2.4
Average HH Income	\$146,212	\$161,346	\$144,474
Average House Value	\$861,045	\$853,548	\$766,660

*Demographics data derived from AlphaMap*



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# DISCLOSURE



This confidential Offering Memorandum, has been prepared by Pinnacle Real Estate Advisors, LLC ("Pinnacle REA") for use by a limited number of qualified parties. This Offering Memorandum has been provided to you at your request based upon your assurances that you are a knowledgeable and sophisticated investor in commercial real estate projects and developments. Pinnacle REA recommends you, as a potential buyer/investor, should perform your own independent examination and inspection of the property described herein as 16630 W Colfax Ave located in Golden, CO (the "Property") and of all of the information provided herein related to the Property. By accepting this Offering Memorandum, you acknowledge and agree that you shall rely solely upon your own examination and investigation of the Property and you shall not rely on any statements made in this Offering Memorandum or upon any other materials, statements or information provided by Pinnacle REA or its brokers.

Pinnacle REA makes no guarantee, warranty or representation about the completeness or accuracy of the information set forth in this Offering Memorandum. You are responsible to independently verify its accuracy and completeness. Pinnacle REA has prepared the information concerning the Property based upon assumptions relating to the general economy, its knowledge of other similar properties in the market, and on other market assumptions including factors beyond the control of the Pinnacle REA and the Owner of the Property. Pinnacle Real Estate Advisors make no representation or warranty as to either the accuracy or completeness of the information contained herein, and the information set forth in this Offering Memorandum is not intended to be a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be accurate, Pinnacle REA and the Property Owner disclaim any responsibility or liability for any inaccuracies. Further, Pinnacle REA and the Property Owner disclaim any and all liability for any express or implied representations and warranties contained in, or for any omissions from, the Offering Memorandum and for any other written or oral communication transmitted or made available to you. Pinnacle REA shall make available to you, as a qualified prospective investor, additional information concerning the Property and an opportunity to inspect the Property upon written request.

This Offering Memorandum and the contents are intended to remain confidential except for such information which is in the public domain or is otherwise available to the public. By accepting this Offering Memorandum, you agree that you will hold and treat Offering Memorandum in the strictest confidence, that you will not photocopy or duplicate it, or distribute it. You agree you will not disclose this Offering Memorandum or its contents to any other person or entity, except to outside advisors retained by you and from whom you have obtained an agreement of confidentiality, without the prior written authorization of Pinnacle REA. You agree that you will use the information in this Offering Memorandum for the sole purpose of evaluating your interest in the Property. If you determine you have no interest in the property, kindly return the Offering Memorandum to Pinnacle REA at your earliest convenience.