

8700

W COLFAX AVE

LAKEWOOD, CO 80215

FOR LEASE

OFFICE & RETAIL SPACE

550 - 853 SF • TWO SUITES AVAILABLE

SCOTT L. FISCHER

SENIOR BROKER • UNIQUE PROPERTIES, INC.

C: 303.882.8622 | D: 303.512.1158 | E: sfischer@uniqueprop.com

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QUICK FACTS

PROPERTY TYPE	Office / Retail
TENANCY	Multi-tenant
BUILDING SIZE	±8,968 SF
BUILDINGS ON SITE	3 · approx. 10 units
YEAR BUILT	1940
LOT SIZE	±39,511 SF (±0.91 AC)
COUNTY	Jefferson
ZONING	M-N-U
PARKING	±50 spaces (6.21/1,000 SF)
LEASE TYPE	Modified Gross
AVAILABLE	550-853 SF (2 suites)
LEASE RATE	\$10.00/SF + \$2.40 CAM (Est. 2026)

DEMOGRAPHICS (EST.)

	1 MILE	3 MILES	5 MILES
Total Population	17,000	155,000	370,000
Total Households	7,300	65,000	165,000
Avg HH Income	\$95,000	\$92,000	\$94,000



8700 W COLFAX AVE — STOREFRONT RUN, MONUMENT SIGNAGE AND SHARED SURFACE PARKING

PROPERTY OVERVIEW

8700 W Colfax Avenue is a small-bay, multi-tenant office and retail property on a ±0.91-acre site at the west end of the Colfax commercial corridor in Lakewood. Rather than a single block, the property is configured as three separate buildings arranged around a large shared parking field, together holding roughly ten individually demised units. The result is a campus that leases like a neighborhood shopping center: each unit has its own entrance, its own frontage on either Colfax or the interior lot, and no shared corridor to maintain.

That configuration is what makes the property useful to tenants who are priced out of a full storefront. Units are sized in the 550 to 853 SF range, which suits contractors, trades, service businesses, studios, and small professional offices that need a real front door and a place to park a work vehicle but do not need — or want to pay for — 3,000 square feet. The three buildings also let unrelated uses coexist without sharing walls or hours.

Parking is the property's other advantage: approximately 50 surface spaces at 6.21 per 1,000 SF, roughly double the ratio most Colfax buildings can offer, with a deep rear lot that accommodates fleet parking, trailers, and equipment. West Colfax carries approximately 27,000 vehicles per day past the site, Garrison Station on RTD's W Line is about a half mile away, and both I-70 and 6th Avenue are minutes out. Zoning is M-N-U, which accommodates a broad range of retail, office, service, and light-service uses.

HIGHLIGHTS

- ±27,000 vehicles per day on W Colfax Ave
- Three-building configuration on a ±0.91-acre site
- ±50 surface parking spaces (6.21 / 1,000 SF)
- Deep rear lot for fleet, trailer and equipment parking
- Individually demised small-bay units, each with its own entry
- ½ mile to Garrison Station (RTD W Line light rail)
- Minutes to I-70 and 6th Avenue
- M-N-U zoning — broad retail, office and service uses

SUITE	SF	USE	BASE / SF	CAM / SF	MONTHLY	DESCRIPTION
Unit A1	853	Office	\$10.00	\$2.40	\$881	Front building. Multi-room layout with foyer, two restrooms and an interior sauna room — suited to wellness, treatment or small professional office.
Unit A2	550	Office	\$10.00	\$2.40	\$568	Front building. Compact office suite with private entry, suited to a single-operator professional or service user.

Monthly = \$10.00/SF base rent + \$2.40/SF CAM (Est. 2026), modified gross · 1-3 year terms.



UNIT A1 — MAIN ROOM



UNIT A1 — INTERIOR



UNIT A1 — INTERIOR 2



UNIT A2 — FRONT ROOM



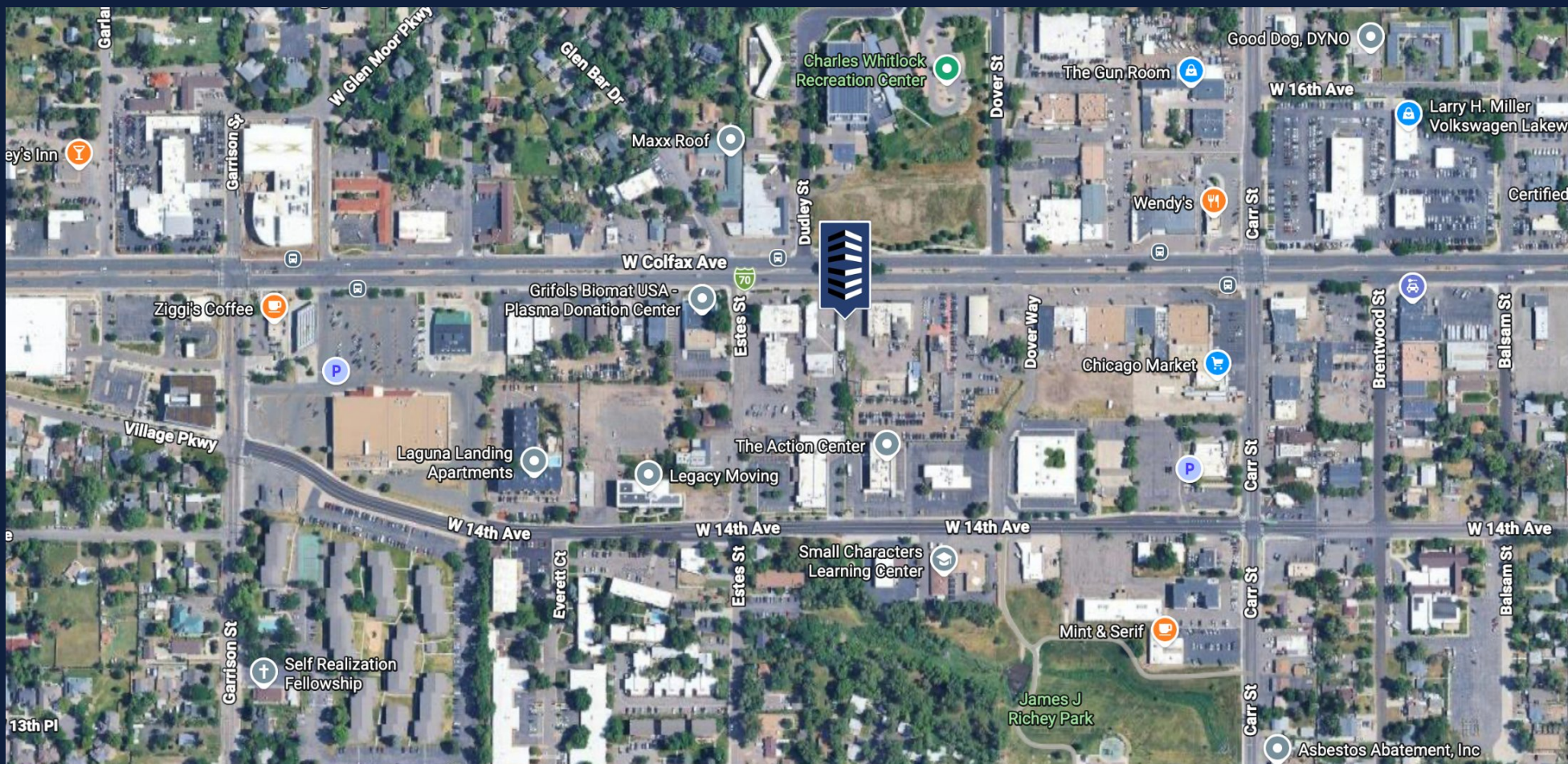
UNIT A2 — INTERIOR



UNIT A2 — REAR ROOM

LOCATION

8700 W COLFAX AVE · LAKEWOOD, CO 80215



W COLFAX AVE PORTFOLIO · LAKEWOOD, COLORADO

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