

# 7800

# W COLFAX AVE

LAKEWOOD, CO 80214

# \$11,000,000

FOR SALE



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PROPERTIES

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400 S. Broadway | Denver, CO 80209

# PROPERTY HIGHLIGHTS

<b>Address</b>	7800 W Colfax Ave
<b>City, State, Zip</b>	Lakewood, CO 80214
<b>Sale Price</b>	\$11,000,000
<b>Price Per SF</b>	\$185.79/SF
<b>Building Size</b>	59,204 SF
<b>Lot Size</b>	183,600 SF (4.215 AC)
<b>Zoning</b>	M-G-T (Mixed Use-General-Transit)
<b>Taxes</b>	\$70,607.48
<b>Year Built</b>	1966



The Denver Infill Specialists of Unique Properties Inc. are pleased to present 7800 W Colfax Ave, a prominent 59,204 SF 2-building commercial asset situated on 4.215 AC infill site along a high-traffic corridor in the heart of Lakewood. The property offers a rare opportunity for an automotive user, investor, or developer to acquire a high-exposure site with exceptional frontage and visibility along W Colfax, making it ideally suited for a full-service dealership, sales, service or fleet operations. Currently configured as a multi-tenant property, 7800 W Colfax provides interim income while allowing flexibility for an owner-user to occupy, consolidate, or reposition the site to fit operational needs. Its scale, access and visibility are increasingly difficult to replicate, positioning 7800 as a compelling opportunity in a supply-constrained infill location.

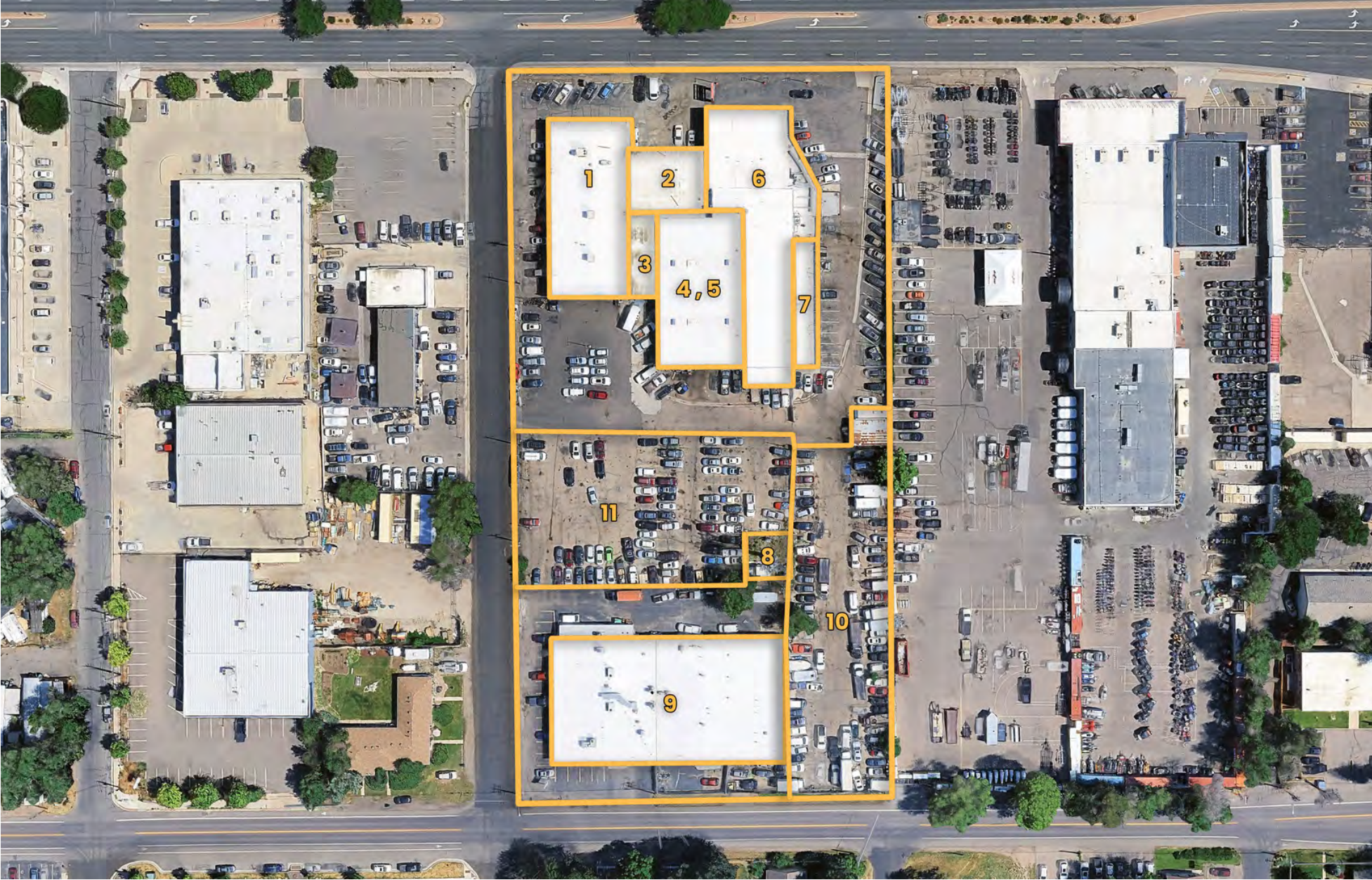
- Excellent exposure along W Colfax Ave with prominent frontage, well-suited for automotive, dealerships, or other showroom uses
- Monument Signage
- Strong Daily Traffic Counts at ~26,727 Vehicles per Day
- Two-Ton Freight Elevator
- Ample on-site Parking
- 22 Total Bay Doors
- North Building SF: 40,266 SF | South Building SF: 18,938 SF
- Tenants pay for Utilities and Insurance
- Flexible zoning allows for a wide range of uses including retail, service, automotive and light industrial (<https://www.lakewoodco.gov/files/assets/public/v/5/planning/development/assistance/pdfs/zone-district-pdfs/m-g-t.pdf>)



# ADDITIONAL PHOTOS



# TENANT BREAKDOWN



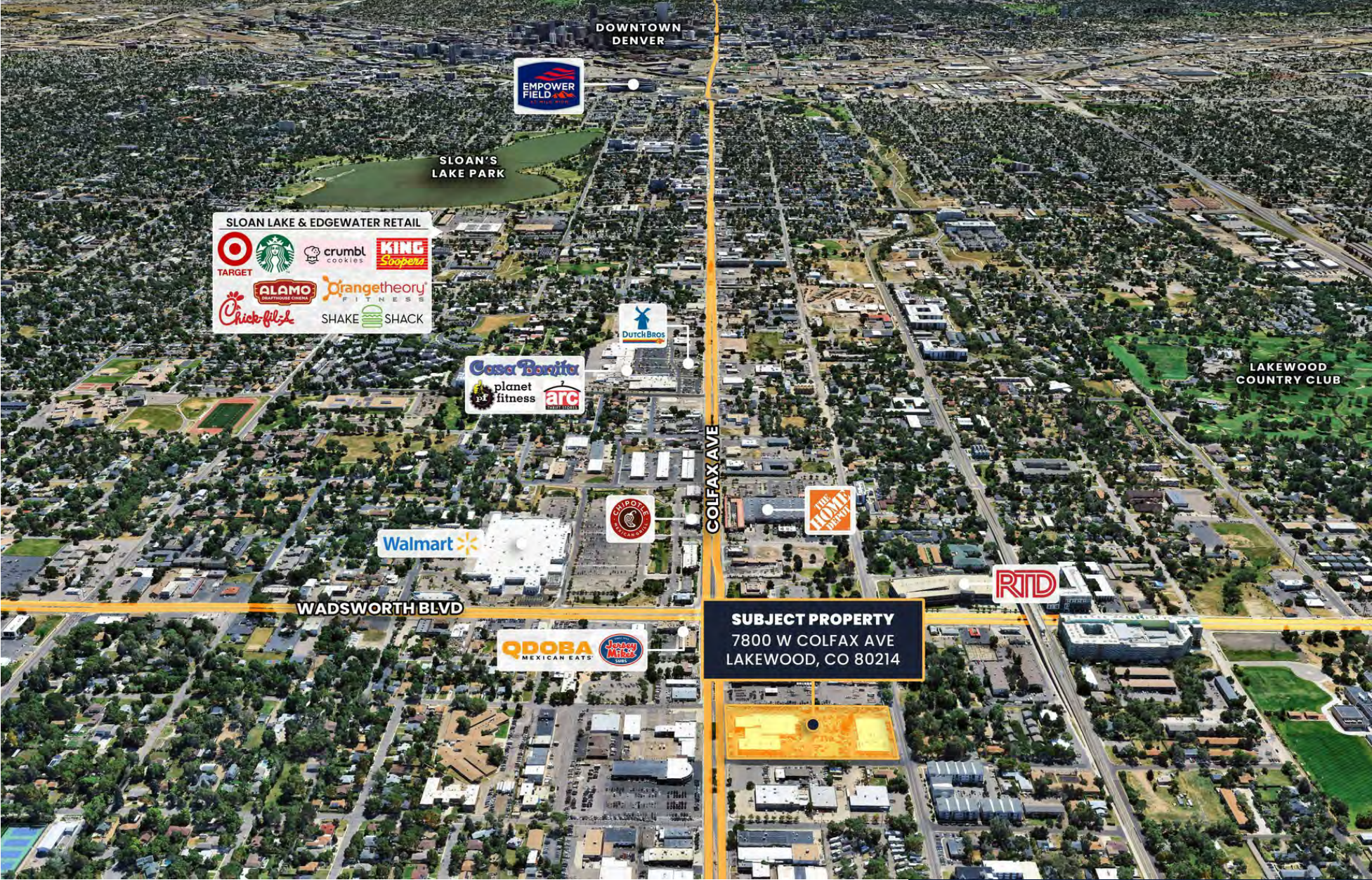
# TENANT RENT BREAKDOWN



TENANT	LEASE EXPIRATION	SF	RENT/MONTH
1. Sheridan Auto Tech	M-T-M	9,603 SF	\$12,000.00
2. Prime Auto Services	M-T-M	3,728 SF	\$4,100.00
3. Mechanic	M-T-M	1,780 SF	\$4,000.00
4. Colorado Auto Electric	M-T-M	4,598 SF	\$6,000.00
5. AJ Automotive & Transmission	M-T-M	4,598 SF	\$6,000.00
6. Vacant	Vacant	13,504 SF	AVAILABLE
7. Unified Boxing Center	M-T-M	2,455 SF	\$1,100.00
8. Cell Tower			\$2,300.00
9. West End Distribution	M-T-M	18,938 SF	\$12,000.00
10. Twisted Metal Garage	M-T-M		\$2,000.00
11. Leased Parking	M-T-M		\$500.00
<b>TOTALS:</b>		<b>59,204 SF</b>	<b>\$50,000 / MONTH</b>
<b>EXPENSES:</b>			<b>\$5,883.95 / MONTH</b>
<b>NOI:</b>			<b>\$529,392.52 / YEAR</b>

\*\*\* All Modified Gross Leases, Tenants Pay Utilities and Insurance

# SITE AERIAL





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