

8790

W COLFAX AVE

LAKEWOOD PLAZA BUILDING
LAKEWOOD, CO 80215

FOR LEASE

OFFICE & RETAIL SPACE

400 - 985 SF • SIX 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	±29,444 SF (±24,539 RSF)
YEAR BUILT	1957
STORIES	3
COUNTY	Jefferson
ZONING	M-N-U
PARKING	87 spaces (2.95/1,000 SF)
LEASE TYPE	Modified Gross
TERM	1 Yr · 3%/Yr escalation
AVAILABLE	400-985 SF (6 suites)
LEASE RATE	\$10.00/SF + \$2.73 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



8790 W COLFAX AVE — GROUND-FLOOR STOREFRONT ENTRIES OFF THE LOT

PROPERTY OVERVIEW

The Lakewood Plaza Building at 8790 W Colfax Avenue is the largest of the three West Colfax assets — a three-story, ±29,444 SF (±24,539 net rentable) multi-tenant office and retail property with distinctive mid-century brick styling and prominent building-top signage facing Colfax, where roughly 27,000 vehicles pass each day. Built in 1957 and zoned M-N-U, it is served by 87 parking spaces.

Six suites are available, demised from 400 to 985 SF and offered modified gross at \$10.00 per square foot plus \$2.73 CAM, on one-year terms with 3% annual escalations. Ground-floor suites have their own street entries and read as storefront space: Suite 40 (465 SF) has an open front room, private office, half bath, storage and a walk-in closet; Suite 100 (660 SF) is a large open room plus a private room with a sink; Suite 103B (400 SF) is four rooms including a half bath and kitchen; Suites 102B (880 SF) and 103A (883 SF) are open office/retail. On the second floor, Suite 220 (985 SF) offers a large open room, a private office and a foyer entry. All suites are delivered in as-is condition.

PROPERTY HIGHLIGHTS

- West Colfax Avenue location — building signage on one of Lakewood's main corridors
- Six suites, 400 - 985 SF — ground-floor storefront and second-floor office
- Street-entry ground floor — each suite has its own entrance off the lot
- Private offices and half baths in place in several suites — no build-out needed
- Kitchen and sink rough-ins — Suites 100 and 103B are service-ready
- Modified gross, 1 year term — \$10.00 base + \$2.73 CAM, 3% annual escalation
- 87 parking spaces — ±27,000 vehicles per day on W Colfax
- ½ mile to Garrison Station (RTD W Line light rail)

SUITE	SF	USE	BASE / SF	CAM / SF	MONTHLY	DESCRIPTION
Suite 40	465	Office/Retail	\$10.00	\$2.73	\$493	Ground-floor street entry. Open front room, private office, half bath, storage and walk-in closet.
Suite 100	660	Office/Retail	\$10.00	\$2.73	\$700	Ground-floor street entry. Large open room plus a private room with a sink — service-ready.
Suite 102B	880	Office/Retail	\$10.00	\$2.73	\$934	Ground-floor open office/retail with street entry.
Suite 103A	883	Office/Retail	\$10.00	\$2.73	\$937	Ground-floor open office/retail with street entry.
Suite 103B	400	Office/Retail	\$10.00	\$2.73	\$424	Ground-floor street entry. Four rooms including a half bath and kitchen — service-ready.
Suite 220	985	Office (2nd fl)	\$10.00	\$2.73	\$1,045	Second-floor office suite. Large open room, private office and foyer entry.

Monthly = \$10.00/SF base rent + \$2.73/SF CAM (Est. 2026), modified gross · 1 year term, 3% annual escalation · All suites delivered as-is.



GROUND FLOOR — OPEN FRONT ROOM



GROUND FLOOR — OPEN ROOM AND PRIVATE ROOM



GROUND FLOOR — STOREFRONT WINDOW LINE



SECOND FLOOR — PRIVATE OFFICE



SECOND FLOOR — RECEPTION

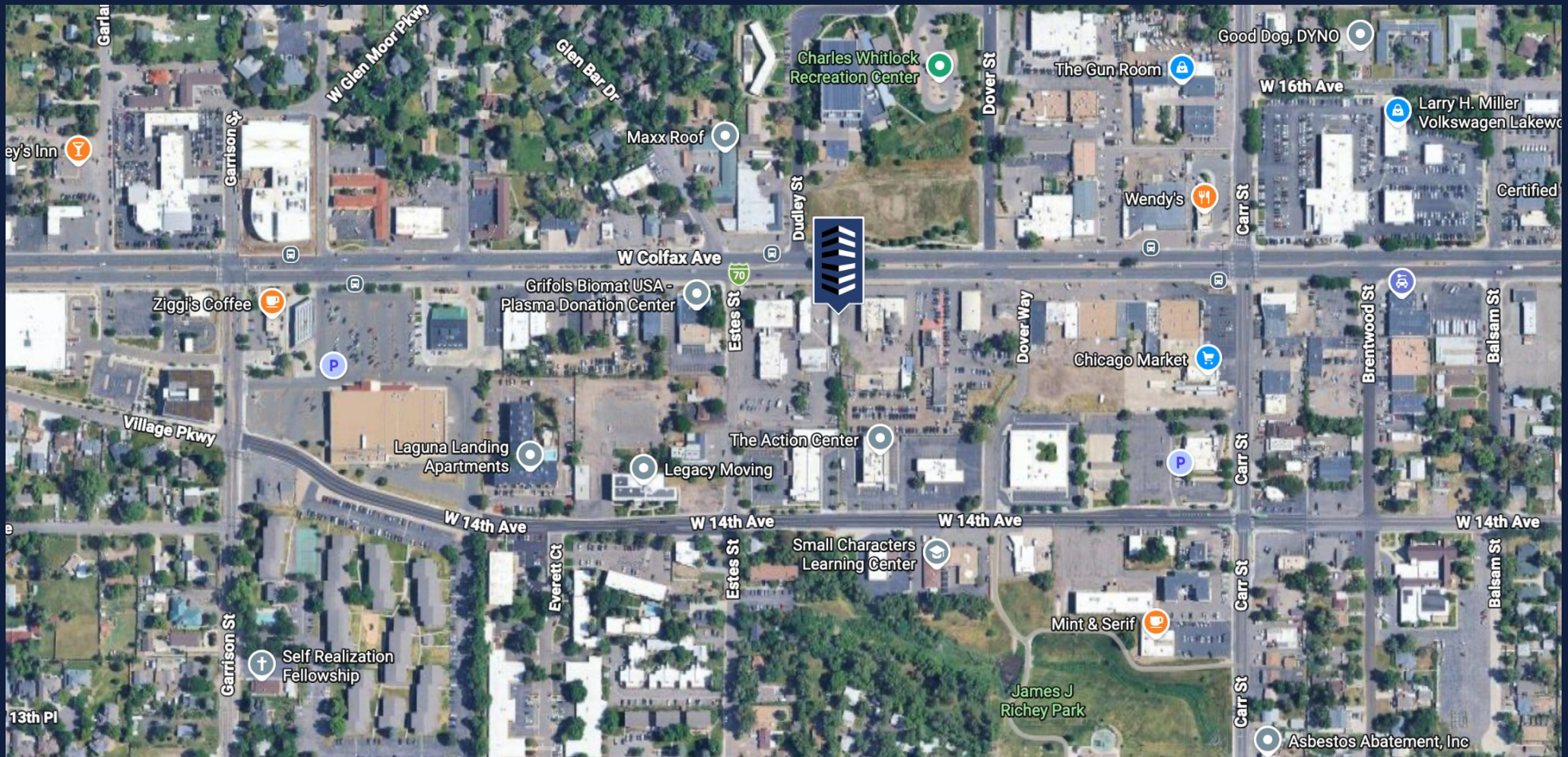


SECOND FLOOR — OFFICE ROOMS

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LOCATION

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W COLFAX AVE PORTFOLIO · LAKEWOOD, COLORADO

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