TURNKEY AUTO SERVICE FACILITY

**FOR LEASE**

NAI Shames Makovsky

# 1510 Kendall Street

Lakewood, CO 80214

## Property Overview

- Turnkey automotive facility for lease - 3,200 SF building on a 17,820 SF lot
- 4-bay shop with Three (3) Drive-in doors and Four (4) Lifts
- Small office, reception area, storage mezzanine and break room
- Fenced and secured yard for parking/storage
- Air-conditioned shop with air lines throughout (New HVAC)
- Direct Colfax Ave access, easy connectivity to major arterials

## Property Facts

| | |
|---|---|
| **Available** | **Immediately** |
| **Building Size** | **3,200 SF** |
| **Lot Size** | **17,820 SF** |
| **Zoning** | **M-G-U** *(Click for zoning info)* |
| **Loading** | **Three (3) 16' x 12' Drive-in Doors** |

**For Lease : $7,000/Month NNN**

**NNN Estimate: $1,500/Month (Est.)**

**Solomon Stark**

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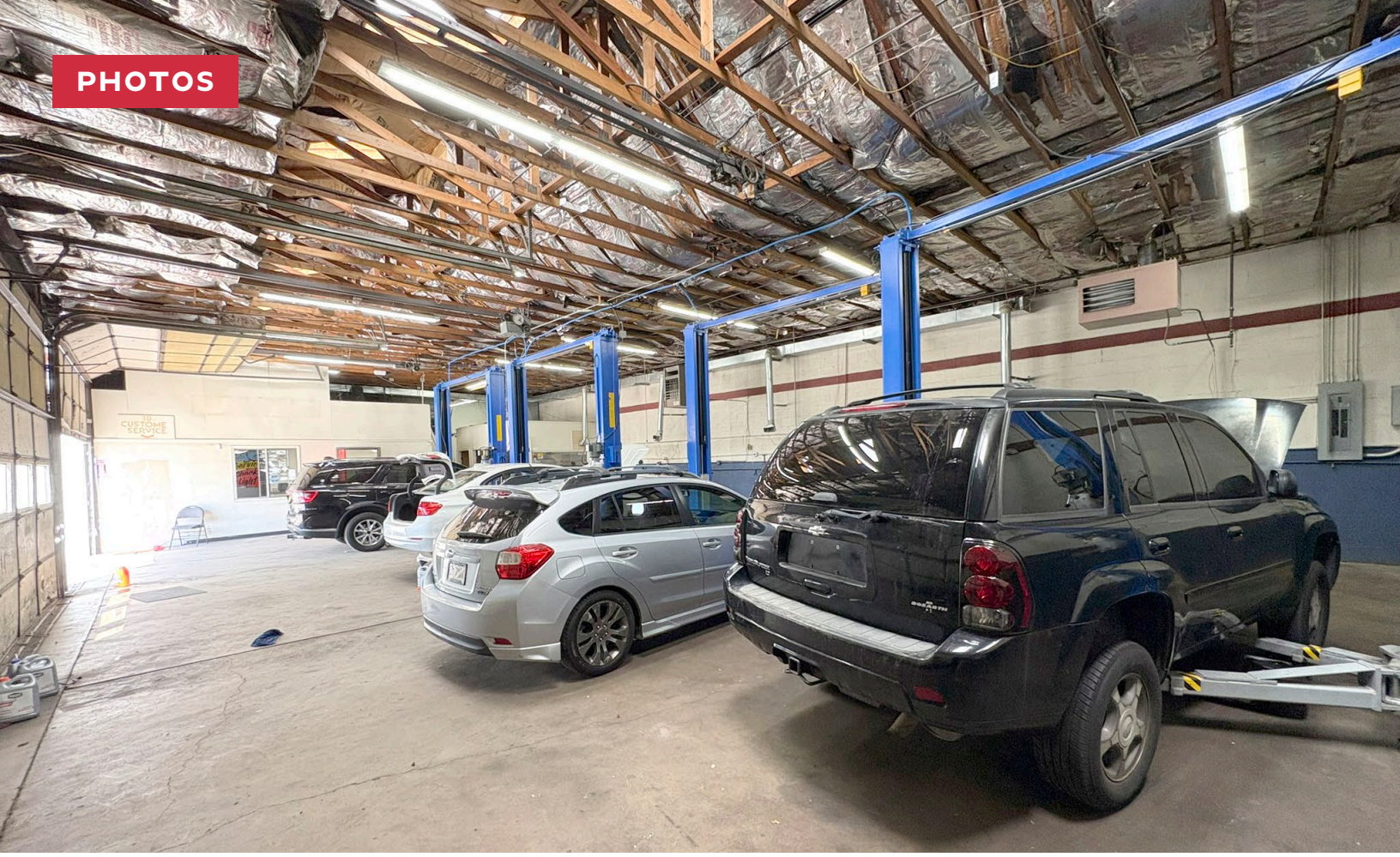
PHOTOS



HIGH PERFORMANCE
AUDIO ACCESSORIES
Stinger
Maintenance Is
Cheaper...
Than Repairs
Shocks
Struts
Tie Rods

# AERIALS

Casa Bonita
ROSS
KeyBank
DOLLAR TREE
BURGER KING
planet fitness
RMCAD
LAMAR STATION PLAZA
1511 KENDALL
KENDALL ST.
COLFAX AVE.

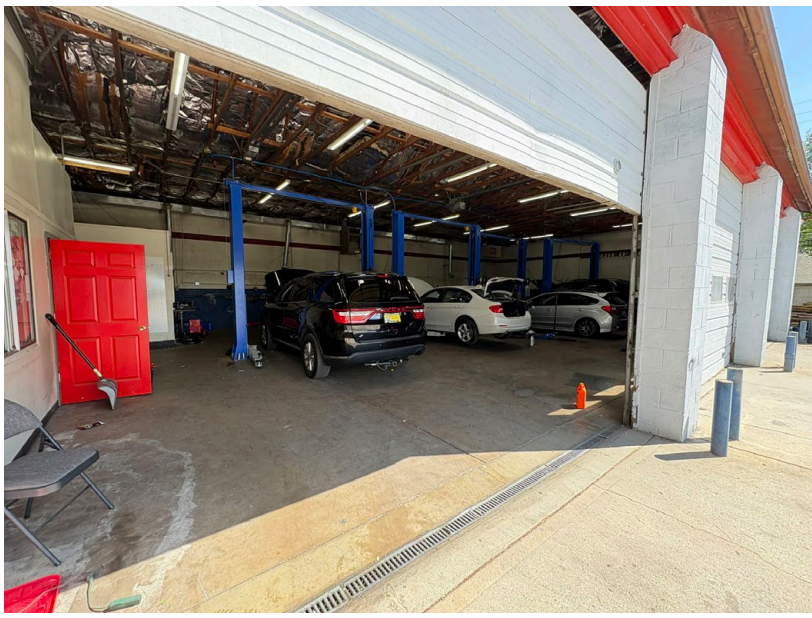
RMCAD
ROCKY MOUNTAIN COLLEGE OF ART + DESIGN
1600 Pierce Street | Denver, CO 80214
800.888.ARTS | rmcad.edu
1511 KENDALL
KENDALL ST.
EL POLLO LOCO
EZ BREEZY AUTOS
COLFAX AVE.

## Traffic Counts

| | Daily Volume |
|---|---|
| W Colfax Ave @ Kendall St | 34,000 |
| Harlan St @ W Colfax Ave | 3,400 |
| W 14th Ave @ Harlan St | 6,000 |

## Demographics

| | 1 Mile | 3 Mile | 5 Mile |
|---|---|---|---|
| Population | 21,092 | 164,407 | 450,871 |
| Households | 9,409 | 69,039 | 201,860 |
| Average HH Income | $64,509 | $79,248 | $83,212 |
| Daytime Employees | 9,409 | 66,930 | 296,948 |



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