

Retail Space for Lease

7310 W COLFAX AVENUE, LAKEWOOD, CO 80214

LIMITED TIME OFFER: MAJOR SAVINGS ON RETAIL SPACE



Overview

Hoff & Leigh is excited to present these desirable retail spaces available for lease at 7310 W Colfax near the corner of Wadsworth and Colfax in Lakewood. High visibility retail center (30k+ VPD) perfect for a restaurant, café, hair salon, barber shop, beauty salon, photo studio, convenient store, or other retail/office use. Current tenants include a Mexican food restaurant, tattoo studio, and vape shop.

For more info, please text/call Lisa Langiewicz (970) 903-4198 or Michael Crawford: (720) 683-0399

Hoff & Leigh property listing website: <https://www.hoffleigh.com/listing/7310-w-colfax-avenue/>

Suite:	Size:	Lease Rate:
110 (East Corner Unit)	1,571 SF	\$12.00 / SF/YR (+\$10.34 /SF/YR NNN) = \$2,925 / Month
210 (Second Floor)	312 SF	\$10.00 / SF/YR (+ \$10.34 /SF/YR NNN) = \$528.84 / Month
220 (Second Floor)	698 SF	\$10.00 / SF/YR (+ \$10.34 /SF/YR NNN) = \$1,183.11 / Month

Highlights

- Grease Trap (in-ground)
- Double-Sided Pylon Sign
- Alarm System and Ample Electrical Outlets
- High Traffic Count & Foot Traffic on Colfax & Wadsworth
- Growing Market in Lakewood
- Ample On-Site Parking

Property Details

	Lease Rate \$10.00 SF/YR - \$12.00 SF/YR		Building Size 8,401 SF
	Space Available 312 - 1,571 SF		Zoning M-C-T
	Lot Size 0.45 Acres		

Rev: March 10, 2026



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Unit 110



Unit 110



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Our Network Is Your Edge

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 LisaL@HoffLeigh.com



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Suite 110 (East Corner Unit)

1,571 SF x \$12 / SF/YR (+\$10.34 /SF/YR NNN) = \$2,925 / Month
1,571 SF (+ 336 SF shared fenced patio)

- Former Photo Studio With Tile Floor
- 1 ADA Bathroom and 1 Washroom
- 2 Entrances: One Facing Vance St & One Back Entrance
- High Ceilings (10' 8') and Large Glass Windows



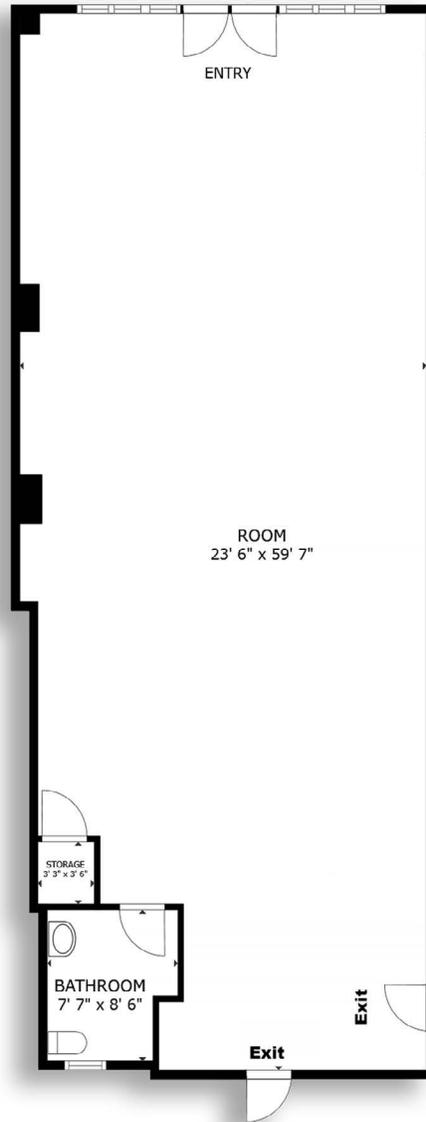
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W Colfax Avenue



Suite 110

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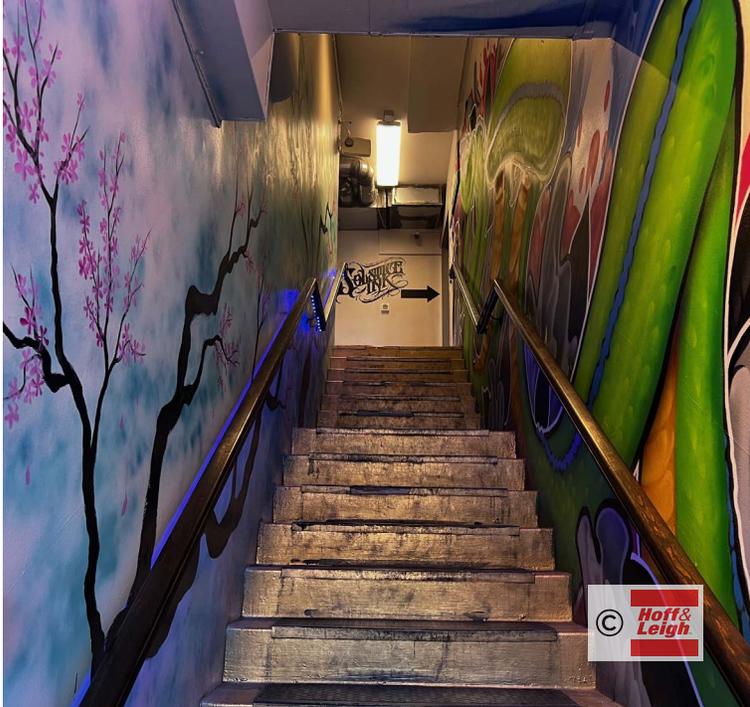
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Suites 210 & 220 (Second Floor): Former Barber Shop and Small Office



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SUITES 210 & 220



FLOOR PLAN

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DEMOGRAPHICS



147,271
Population



38.6
Median Age



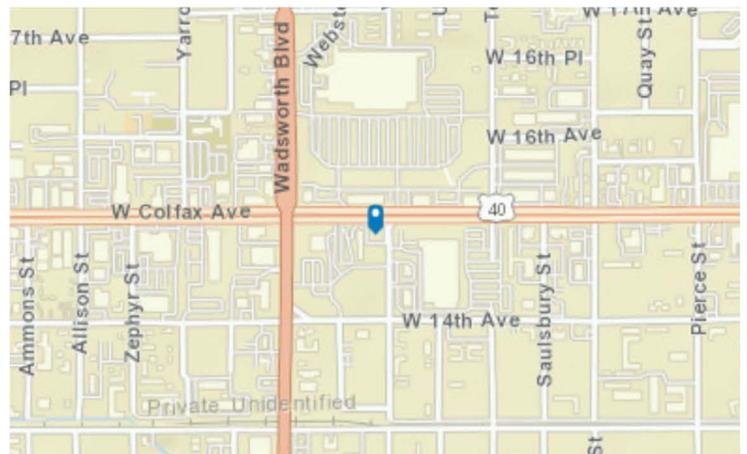
2.2
Average Household Size



\$73,406
Median Household Income

TRAFFIC COUNT

Cross street	VPD	Distance
Vance St	32,113	0.0
Vance St	26,624	0.0
Nelson St	24,134	0.1
Teller St	26,000	0.1
W 14th Ave	50,000	0.1



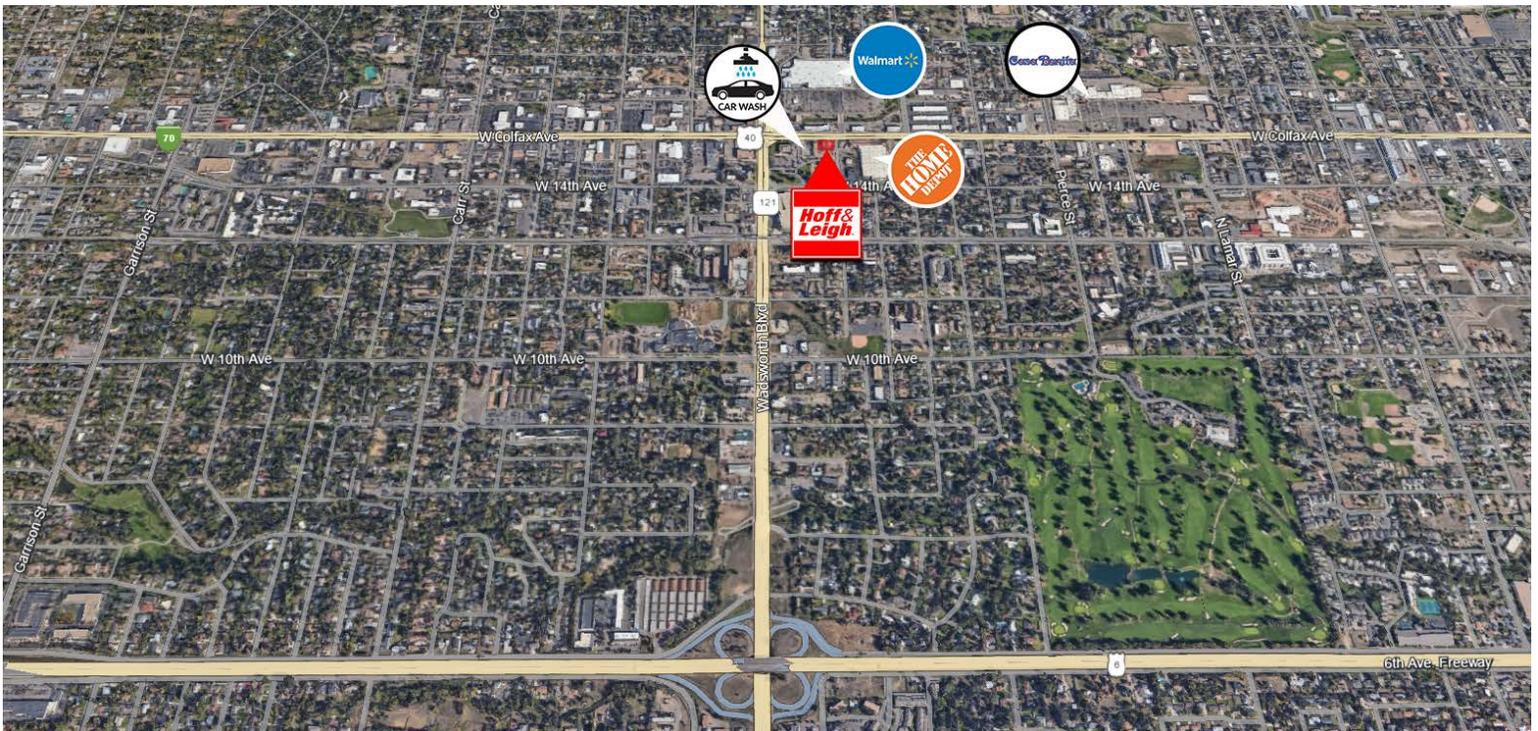
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