

OFFICE FOR LEASE

8700 W COLFAX AVE

8700 WEST COLFAX AVENUE, LAKEWOOD, CO 80215



FOR LEASE

KELLER WILLIAMS® PREFERRED

11859 Pecos St, Suite 200
Westminster, CO 80234



Each Office Independently Owned and Operated

PRESENTED BY:

HOPE SAWYER

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EXECUTIVE SUMMARY

8700 WEST COLFAX AVENUE



Property Description

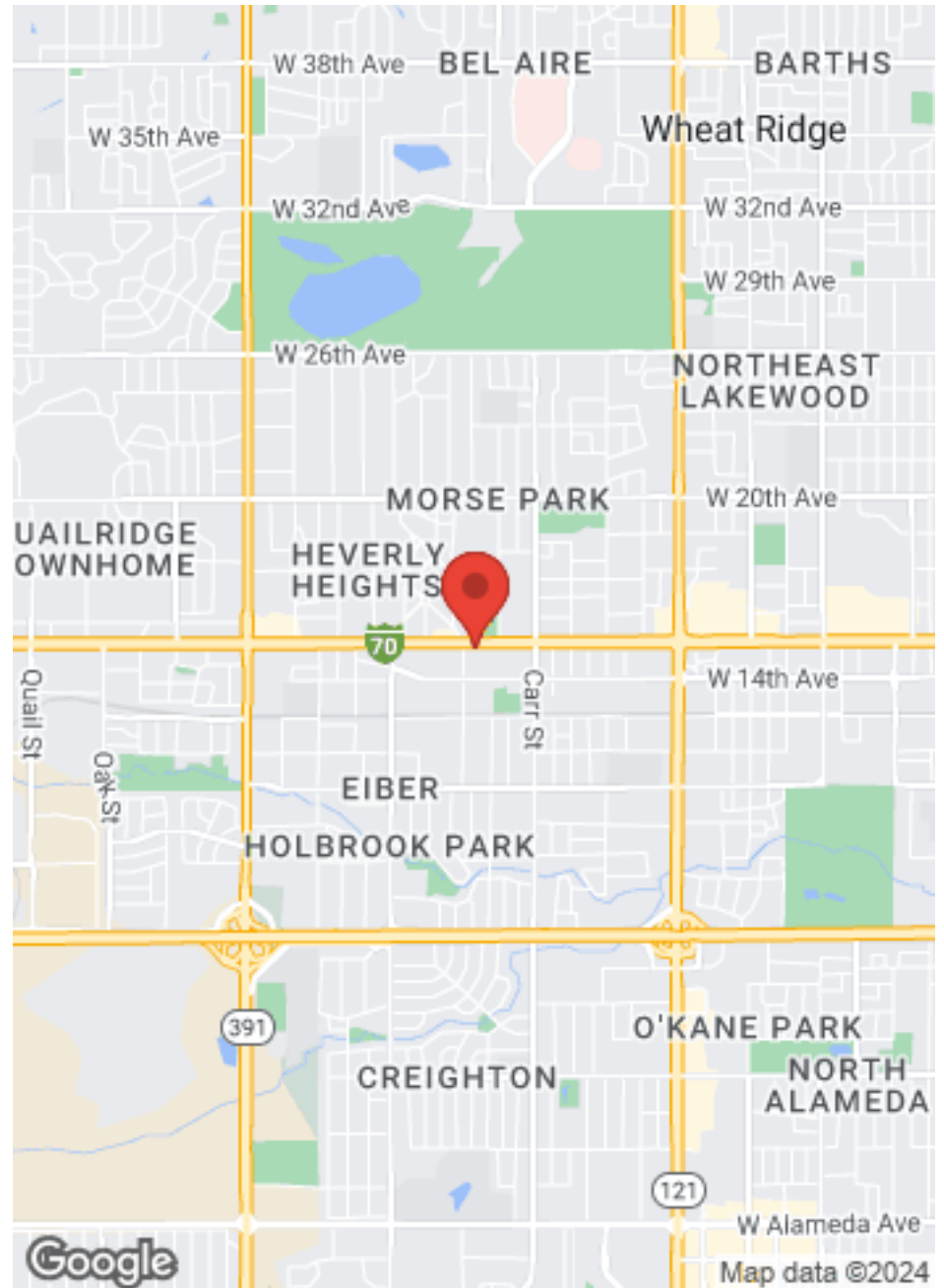
Office Lease Opportunity on W. Colfax Avenue! The perfect spot to elevate your business is in Lakewood. Situated in the vibrant heart of Lakewood on W. Colfax Avenue, this property offers unbeatable exposure and accessibility. Across from the Charles Whitlock Recreation Center, your business will thrive in this bustling locale. Enjoy the convenience of a spacious parking lot, complete with a curb cut to W. Colfax Avenue, ensuring easy access for your clientele. Benefit from unparalleled street exposure and high traffic counts, guaranteeing maximum visibility for your business. Located in an Enterprise Zone means potential incentives to fuel your success. Office Lease Opportunity on W. Colfax Avenue! The perfect spot to elevate your business is in Lakewood. Situated in the vibrant heart of Lakewood on W. Colfax Avenue, this property offers unbeatable exposure and accessibility. Across from the Charles Whitlock Recreation Center, your business will thrive in this bustling locale. Enjoy the convenience of a spacious parking lot, complete with a curb cut to W. Colfax Avenue, ensuring easy access for your clientele. Benefit from unparalleled street exposure and high traffic counts, guaranteeing maximum visibility for your business. Located in an Enterprise Zone means potential incentives to fuel your success.

8700 W. Colfax Ave - Available Spaces

SPACE	SIZE – S/F	TERM	MONTHLY RATE	TYPE	NOTES
Suite #A-2	550	Negotiable	\$399 per Month	Modified Gross	+ Utilities

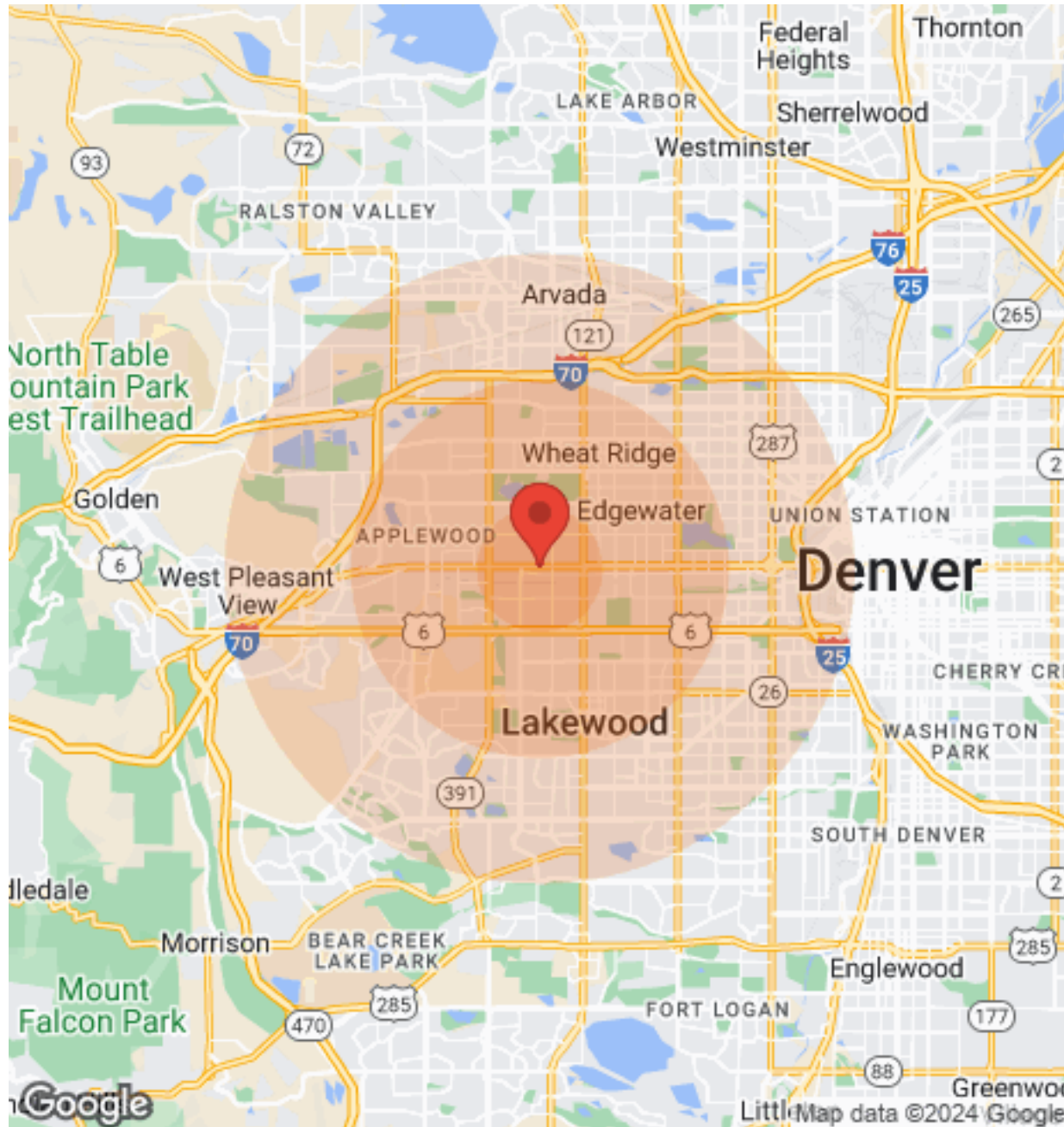
LOCATION MAPS

8700 WEST COLFAX AVENUE



DEMOGRAPHICS

8700 WEST COLFAX AVENUE



Population	1 Mile	3 Miles	5 Miles
Male	5,656	58,483	164,754
Female	5,911	59,817	166,071
Total Population	11,567	118,300	330,825

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,905	21,134	64,936
Ages 15-24	1,369	13,362	39,009
Ages 25-54	4,631	48,133	134,479
Ages 55-64	1,636	15,169	40,390
Ages 65+	2,026	20,502	52,011

Race	1 Mile	3 Miles	5 Miles
White	9,817	97,220	263,586
Black	155	1,069	3,661
Am In/AK Nat	89	703	1,803
Hawaiian	N/A	12	15
Hispanic	2,837	37,914	123,543
Multi-Racial	2,958	36,994	115,620

Income	1 Mile	3 Miles	5 Miles
Median	\$55,069	\$48,607	\$48,864
< \$15,000	832	6,880	18,587
\$15,000-\$24,999	798	6,929	17,473
\$25,000-\$34,999	389	6,115	15,880
\$35,000-\$49,999	624	8,098	20,695
\$50,000-\$74,999	1,178	10,152	26,105
\$75,000-\$99,999	428	5,934	15,447
\$100,000-\$149,999	557	5,172	14,884
\$150,000-\$199,999	83	1,467	4,548
> \$200,000	33	732	2,940

Housing	1 Mile	3 Miles	5 Miles
Total Units	5,211	55,453	150,003
Occupied	4,818	51,718	140,477
Owner Occupied	2,371	26,503	78,214
Renter Occupied	2,447	25,215	62,263
Vacant	393	3,735	9,526

DISCLAIMER

8700 WEST COLFAX AVENUE



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