

8490 W Colfax Ave, Lakewood, CO 80215
Sale Price: \$400,000

OFFERING MEMORANDUM



Disclaimer

Capital Property Group has prepared the following Document, which contains select information pertaining to the business and financial operation of the Property and its Owner. This Document is not all-inclusive, nor does it contain all information that may be required by a prospective purchaser. Neither the Owner, Capital Property Group, nor Owner's or Capital Property Group respective officers, employees, or agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Document or any of its contents, any information as defined below or the condition of the Property, and no legal liability is assumed or shall be implied with respect thereto. Purchaser(s) and / or Purchaser's Agent(s) ("You") will only be able to rely upon those representations and warranties contained in any final agreement entered into between You and Owner relating to the purchase and sale of the Property.

By acknowledging and accepting the receipt of this Document, You hereby agree:

1. The Document and its contents, and all other information supplied to you, in any manner, by Owner and/or Capital Property Group (collectively the "information") are confidential;
2. You and your shareholders, members, directors, officers, employees, agents and representatives (collectively "Purchaser") will keep the information confidential, and will not disclose or otherwise divulge or permit anyone else to disclose or otherwise divulge any of the information in any manner to any other individual, entity or party. Notwithstanding the foregoing, Purchaser may disclose such information to Purchaser's shareholders, members, directors, officers, employees, agents and representatives who need to know such information in connection with the possible acquisition of the Property, provided that such shareholders, members, directors, officers, employees, agents and representatives agree to maintain the confidentiality of the Information in accordance with this Agreement;

3. Purchaser will not use the Information for any purpose other than to evaluate Purchaser's potential acquisition of the Property;
4. Purchaser shall not copy or otherwise duplicate any of the Information, and agrees to return upon demand of Owner or Capital Property Group all Information and destroy any extracts, analyses, summaries, or other documents prepared from or based upon the Information;
5. You and your agents are not entering into a co-broke agreement with Capital Property Group; and
6. The Property and improvements described in this Document are being offered for sale on an "As Is, Where Is" basis without representations or warranties.

The Owner and Capital Property Group reserve the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any entity or person reviewing this Document or Information making an offer to the purchase the Property until a written agreement for the purchase of the Property has been fully executed.

If you do not wish to pursue negotiations leading to the potential acquisition of this Property, or if in the future you discontinue such negotiations, then you agree to return this Document to Capital Property Group. This Document shall not be deemed to represent the state of the affairs of the Property or constitute an indication that there has been no change in the state of the affairs of the Property since the date this Document was prepared.

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Retail Store

8490 W Colfax Ave, Lakewood, CO 80215

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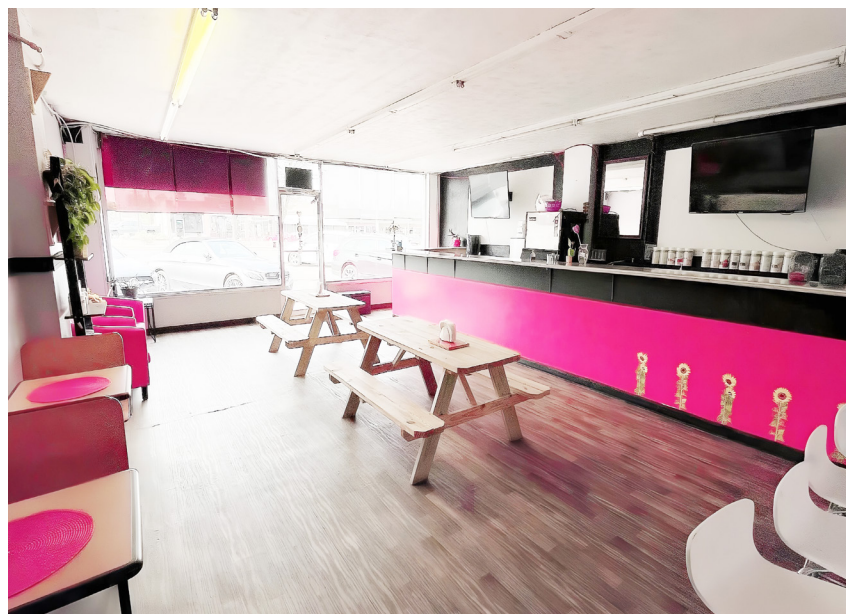


Property
Overview

Property Photos



Property Photos



Property Photos



Property Photos



Property Details

LOCATION

Property Address 8490 W Colfax Ave,
City, State, Zip Lakewood, CO 80215
County Jefferson

PROPERTY

Lot Size 4,850 SF
Building Size 2,340 SF
Number of Buildings 1
Building Type Retail Store
Year Built 1961
Land Use Retail Trade
Lot Acres 0.1113

CONSTRUCTION

Heat Type Heated
Exterior Block / Stucco



Property Details

We are thrilled to present a must-see opportunity for both owner users and investors to acquire a retail unit situated on the bustling Colfax Avenue in Lakewood.

This highly sought-after location offers tremendous advantages for anyone looking to establish their business or make a sound investment.

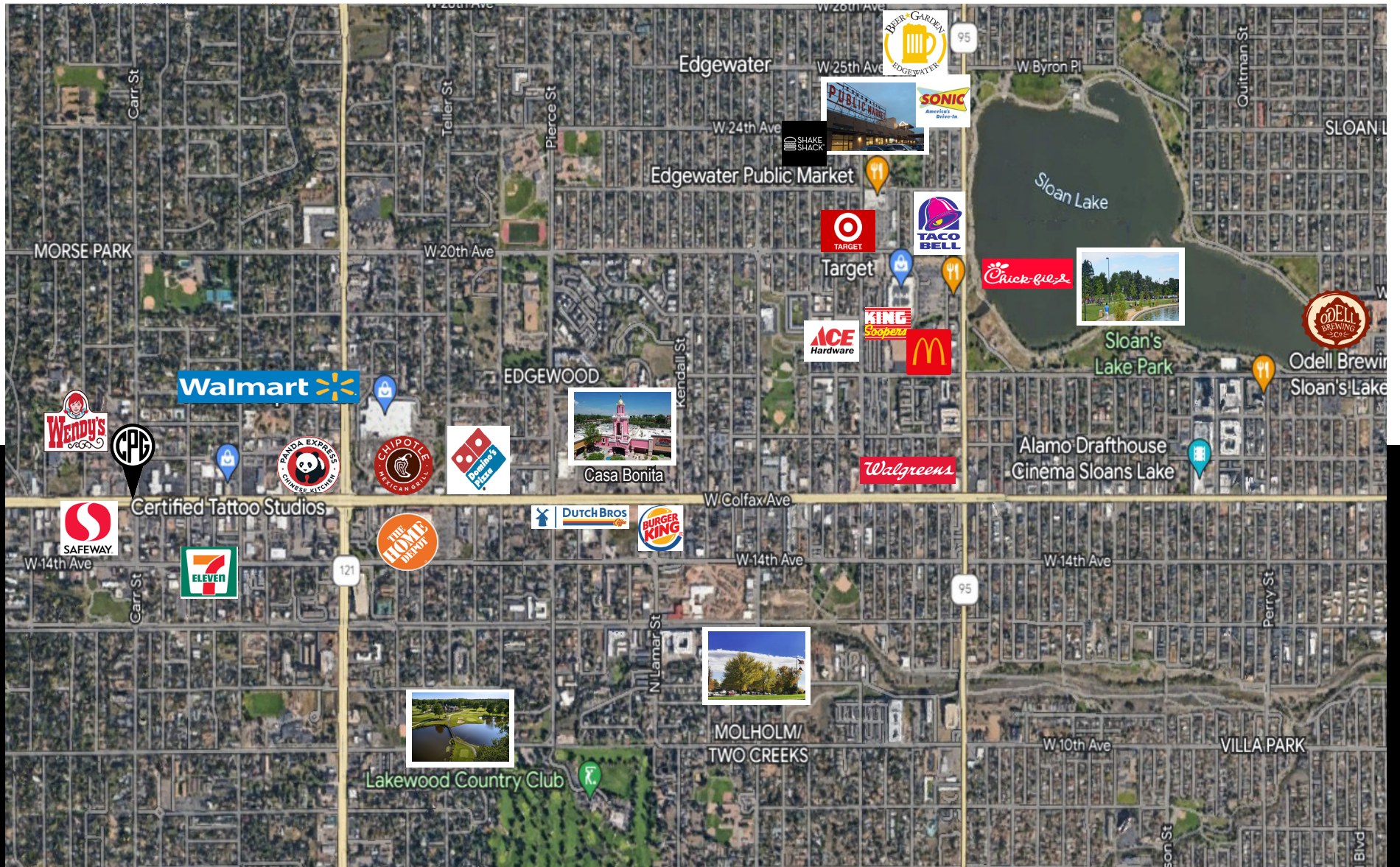
Positioned on Colfax Avenue, which boasts the highest traffic volume in the area, this retail unit benefits from a constant flow of vehicles and pedestrians passing by each day. The vibrant atmosphere and voluble activity make it an ideal destination for businesses aiming to capture a substantial customer base.

Notably, the unit is located within a high-volume shopping center, further increasing its potential for success. The existing foot traffic within the center contributes to enhanced visibility and exposure, attracting even more potential customers to your business.

Whether you are an owner-user seeking an optimal space for your enterprise or an investor looking to add a lucrative asset to your portfolio, this opportunity holds immense promise. The strategic location, combined with the dynamic surroundings, creates a compelling proposition for a wide range of businesses. Make sure you don't miss out on this exceptional chance to own a retail unit in a prime spot.



Location



Lakewood, CO



Belmar Downtown District



Location
Overview

WHY LAKEWOOD

The fifth-largest city in the Denver metro area, this suburb to the west of the city has one of the best views of the Rocky Mountain foothills and is easily reached by light rail service from Union Station. Lakewood's downtown Belmar area, complete with shops, restaurants, a movie theater and pedestrian-friendly spots, has emerged as a local hangout that attracts visitors from surrounding areas.

Lakewood also features extensive cultural programming and recreation areas. The 38,000-square-foot Lakewood Cultural Center boasts a more than 300-seat theater and gallery space, while the Lakewood Heritage Center includes 15 historic structures and more than 40,000 artifacts, plus a popular outdoor amphitheater. Recently named a Certified Colorado Creative District, 40 West Arts along the West Colfax Corridor in the heart of Lakewood has more than 20 public art installations, multiple performing arts venues and a dozen galleries.

With more than 80 maintained parks, Lakewood is also one of Denver's top places for outside activities. Bear Creek Lake Park is the city's most popular playground. Filled with a large fishing lake, paved and dirt biking and hiking trails, picnic areas and a summer water-skiing concessionaire, this 2,600-acre park has something for everyone. For mountain lovers, the steep terrain at Lakewood's Hayden Park on Green Mountain offers a great workout and scenic mountain views.

Shoppers and golfers will also find their passions addressed here. Lakewood's pleasant shopping centers include the mixed-use Belmar and Colorado Mills outlet mall. There are also two public golf courses — The Homestead Golf Course and Fox Hollow Golf Course. The outdoor Red Rocks Amphitheatre, Dinosaur Ridge and the Bandimere Speedway drag strip are nearby.



Bear Creek Lake Park



Colorado Mills



Lakewood Heritage Center



WHY LAKEWOOD

GETTING TO LAKEWOOD

- The closest major airport to Lakewood, Colorado is Denver International Airport (DEN / KDEN). This airport is in Denver, Colorado and is 32 miles from the center of Lakewood, CO.
- The journey time between Denver Union Station and Lakewood by walk and tram is around 28 min and covers a distance of around 8 miles. Operated by Regional Transportation District, the Denver Union Station to Lakewood service departs from Denver Union Station and arrives in Oak Station.

LAKEWOOD FAST FACTS

- Population: 157,533 residents in 2023
- Elevation: 5,518 feet above sea level
- Size: Spanning over 44 miles, Lakewood has a population density of 3,660 people per square mile.
- Parks: Lakewood is home to 113 parks and 240 miles of trails, totaling over 7,400 acres of open space.

TOP 5 MAIN ATTRACTIONS IN LAKEWOOD

- Bear Creek Lake Park
- William Frederick Hayden Green Mountain Park
- Colorado Mills
- Lakewood Heritage Center
- Belmar Downtown District
- Fox Hollow Golf Course
- 40 West Arts District
- Great Frontier Brewing Company



Great Frontier Brewing



Fox Hollow Golf Course



40 West Arts District



Meet the Broker



JOSH HORWITZ

Broker | Owner

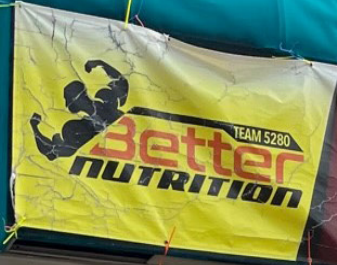
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Better Nutrition
Eat healthy, live healthy!
8490 W. Colfax Ave Lakewood, CO 80215



COFFEE-TEA-ENERGY

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ONLY

CONTACT US TODAY

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