

9300 W. Colfax
Lakewood, CO 80215

**Ground Floor
Retail/Office With Drive
Thru**

**103,000 SF Building(s) Size
2,500-7,500 Available SF**



RETAIL / OFFICE SPACE

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Unique Properties
400 South Broadway
Denver, CO 80209
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EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	2,500 - 7,500 SF
Lease Rate:	Negotiable
Use:	Retail / Office
Lot Size:	3.88 Acres
Year Built:	2018
Building Size:	103,000
Zoning:	M - G - O

PROPERTY OVERVIEW

Brand new office/retail space, with option for a drive-thru, available for lease on busy Colfax Avenue. Space will be delivered in vanilla shell condition and can be built out for office, office showroom, retail, bank, quick serve food location, or automotive sales use.

9300 W Colfax Avenue is conveniently located in Lakewood, central to Wadsworth Boulevard and Kipling Street. The property has easy highway access and there is a RTD bus stop within one block. The surrounding area has many restaurants, retailers, and recreation destinations.

PROPERTY HIGHLIGHTS

- Prominent Colfax Location
- Signage Available
- Flexible Space Configuration
- High Traffic Counts - Over 32,000 VPD
- Drive-Thru



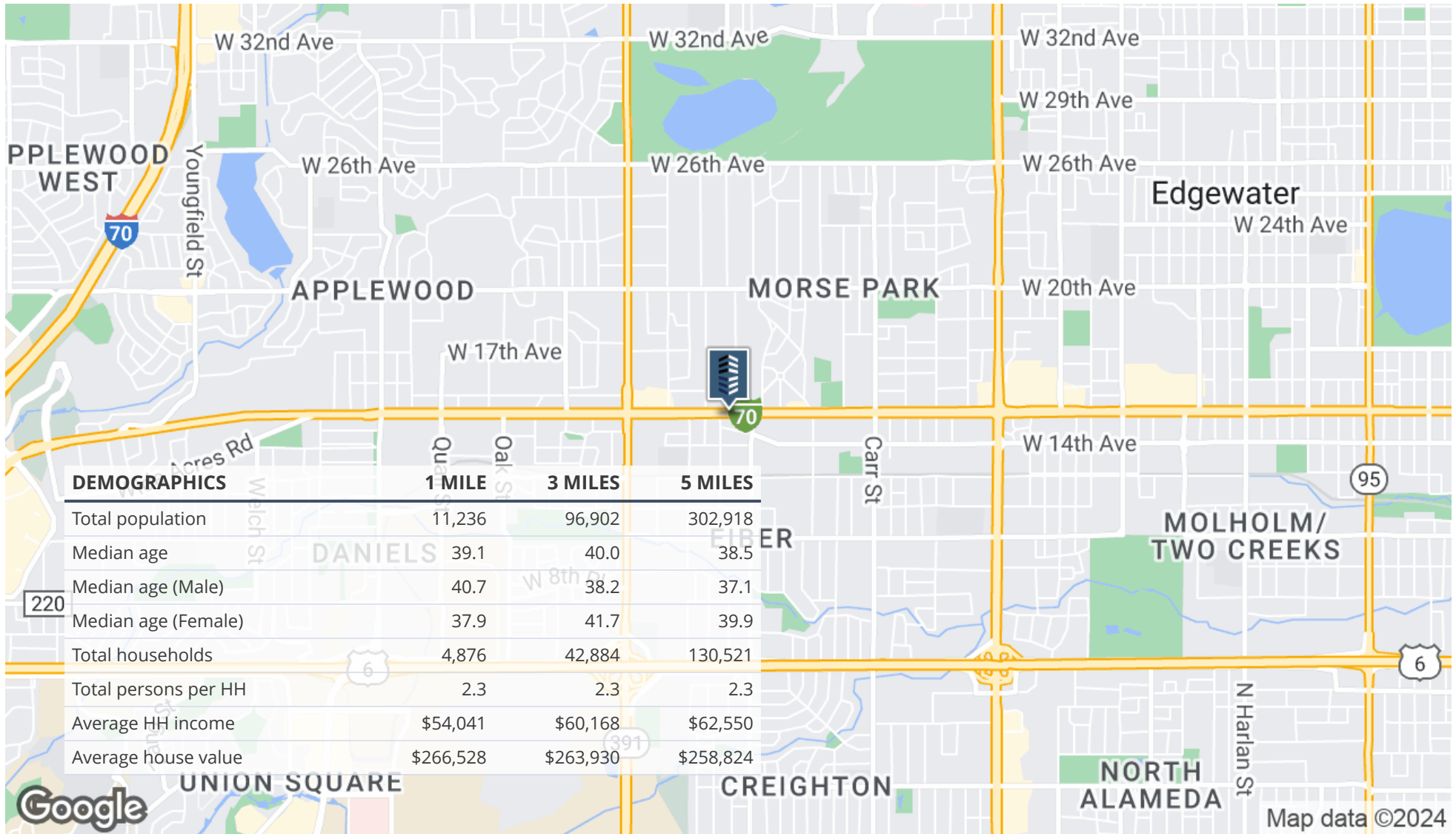
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RETAILER MAP



LOCATION MAPS



ADDITIONAL PHOTOS

