

# West Colfax Showroom and Distribution

8101 W Colfax Ave Lakewood, CO 80214



FOR SALE

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BellStreet

# For Sale

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## Property Description

BellStreet is pleased to present this excellent opportunity to purchase a well maintained showroom right on West Colfax. This property has an ideal mix of showroom, office, and light distribution space all under one roof. Building has a loading conveyor to move large inventory to lower floor storage.

## Property Highlights

- Fantastic Visibility on West Colfax
- Dock High door in back of building
- Brand new parking lot
- Roof done in 2018

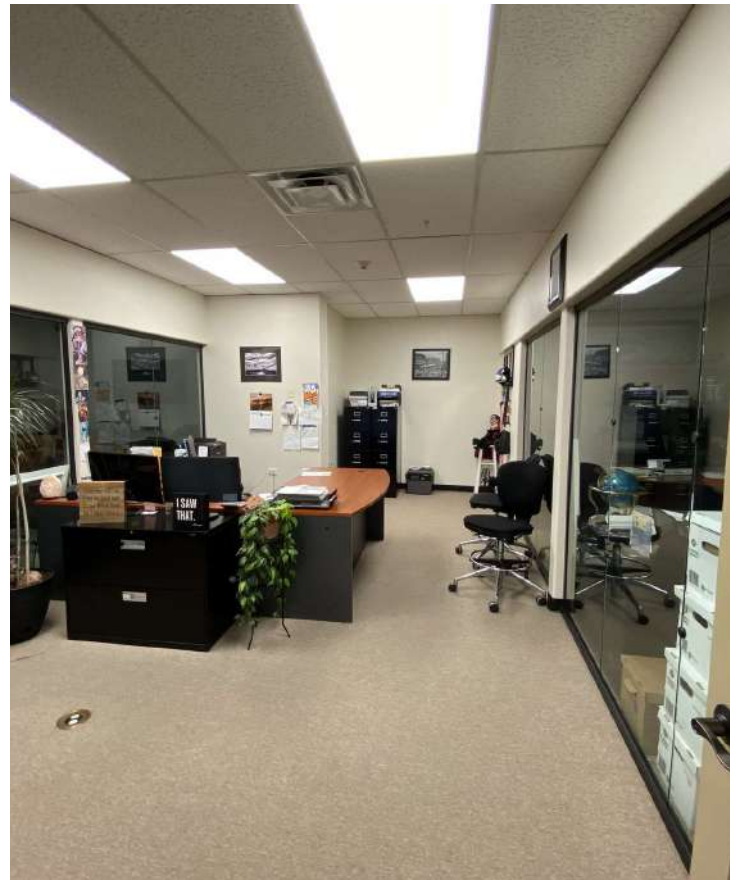
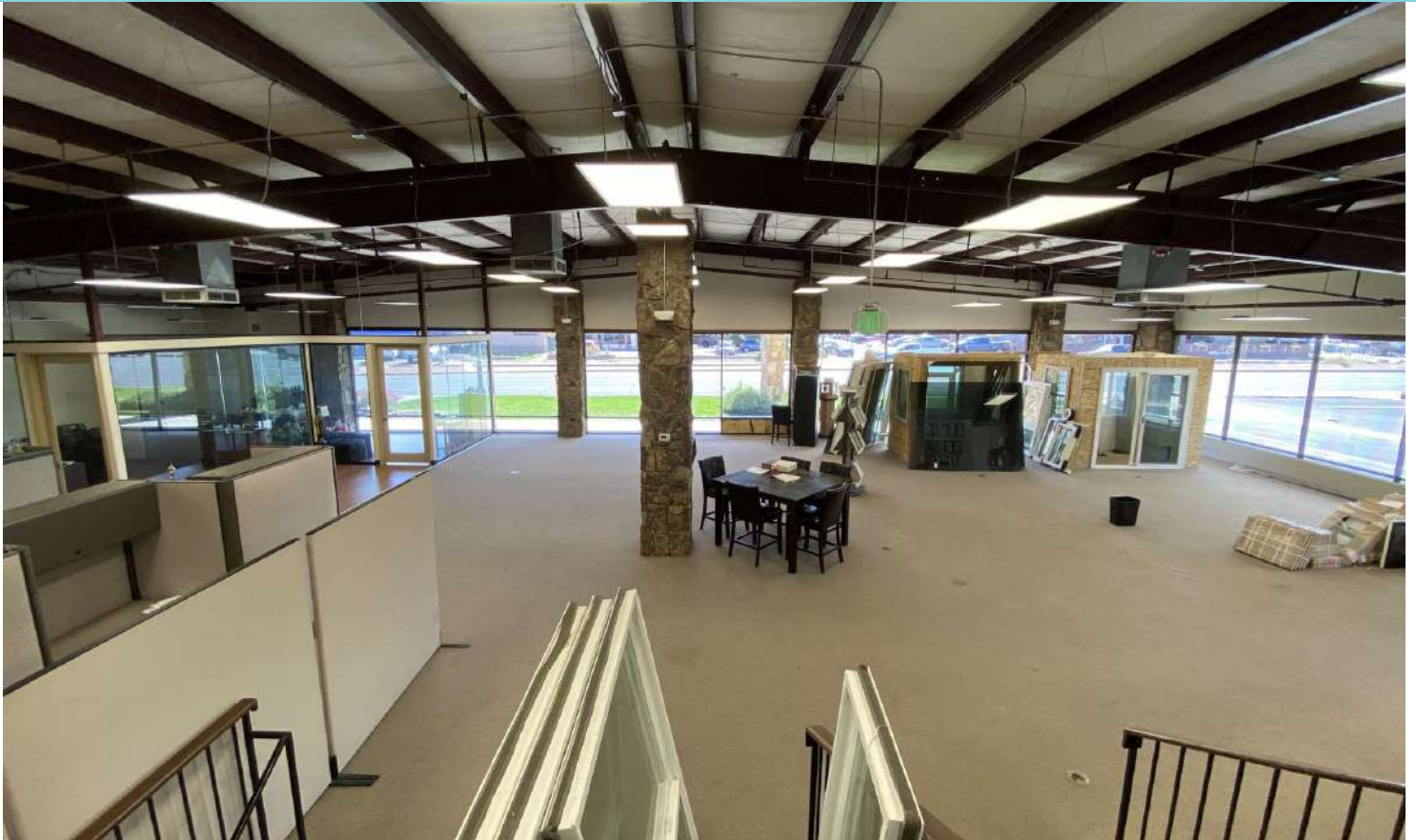
## Offering Summary

Sale Price:	\$2,990,000
Lot Size:	0.6 Acres
Building Size:	16,520 SF

Demographics	1 Mile	5 Miles	10 Miles
Total Households	7,042	159,504	491,729
Total Population	15,667	374,641	1,154,492
Average HH Income	\$67,392	\$88,733	\$98,035

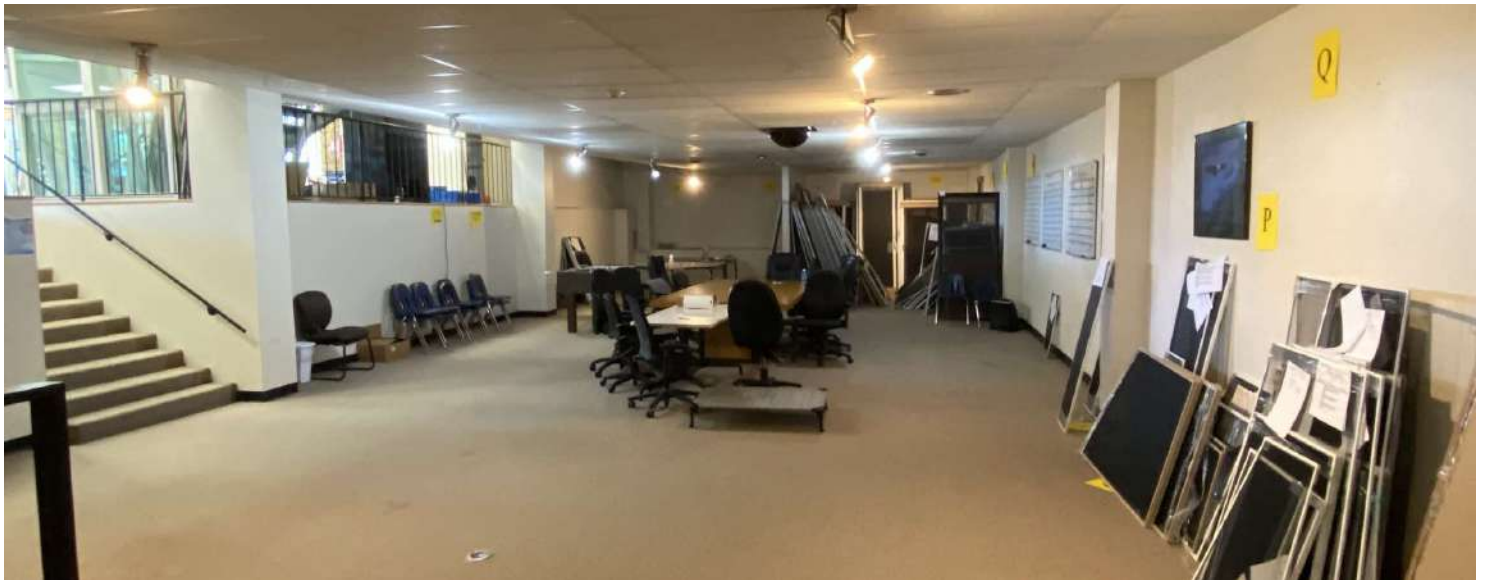
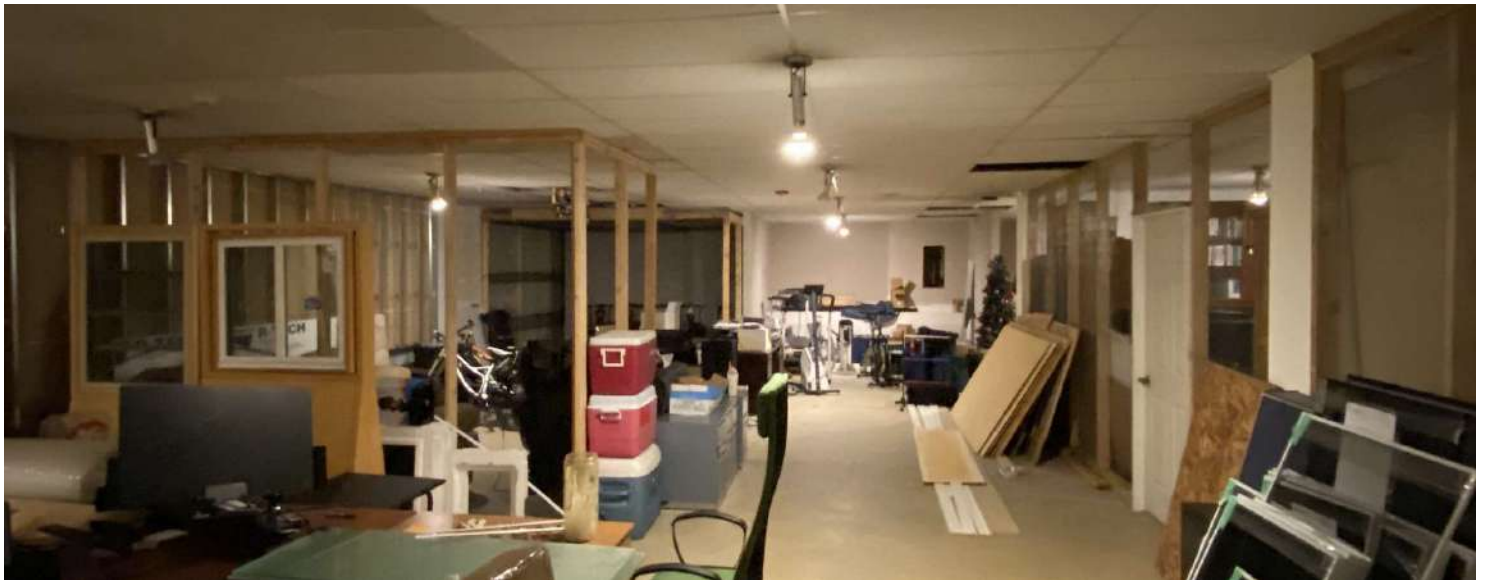
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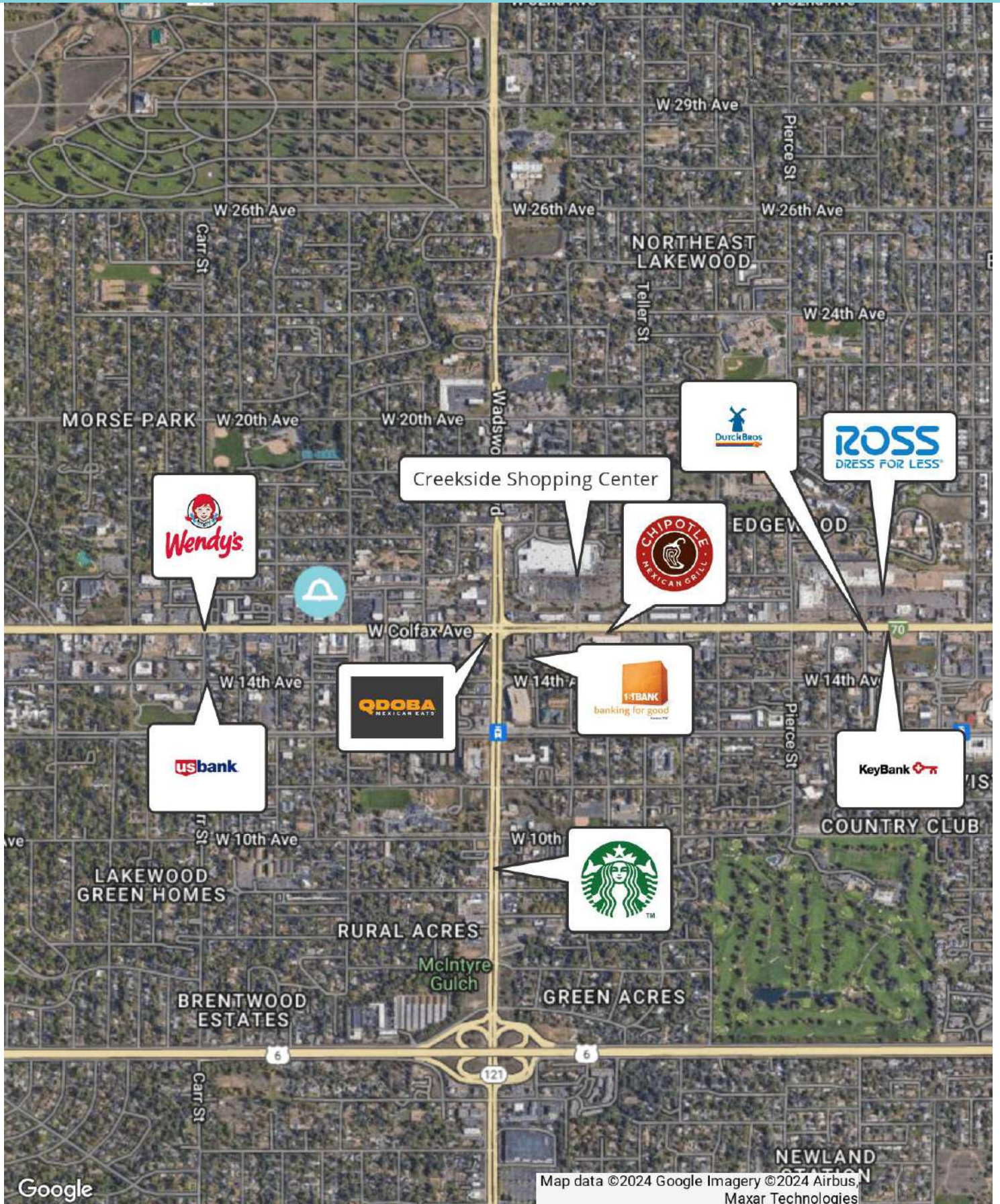
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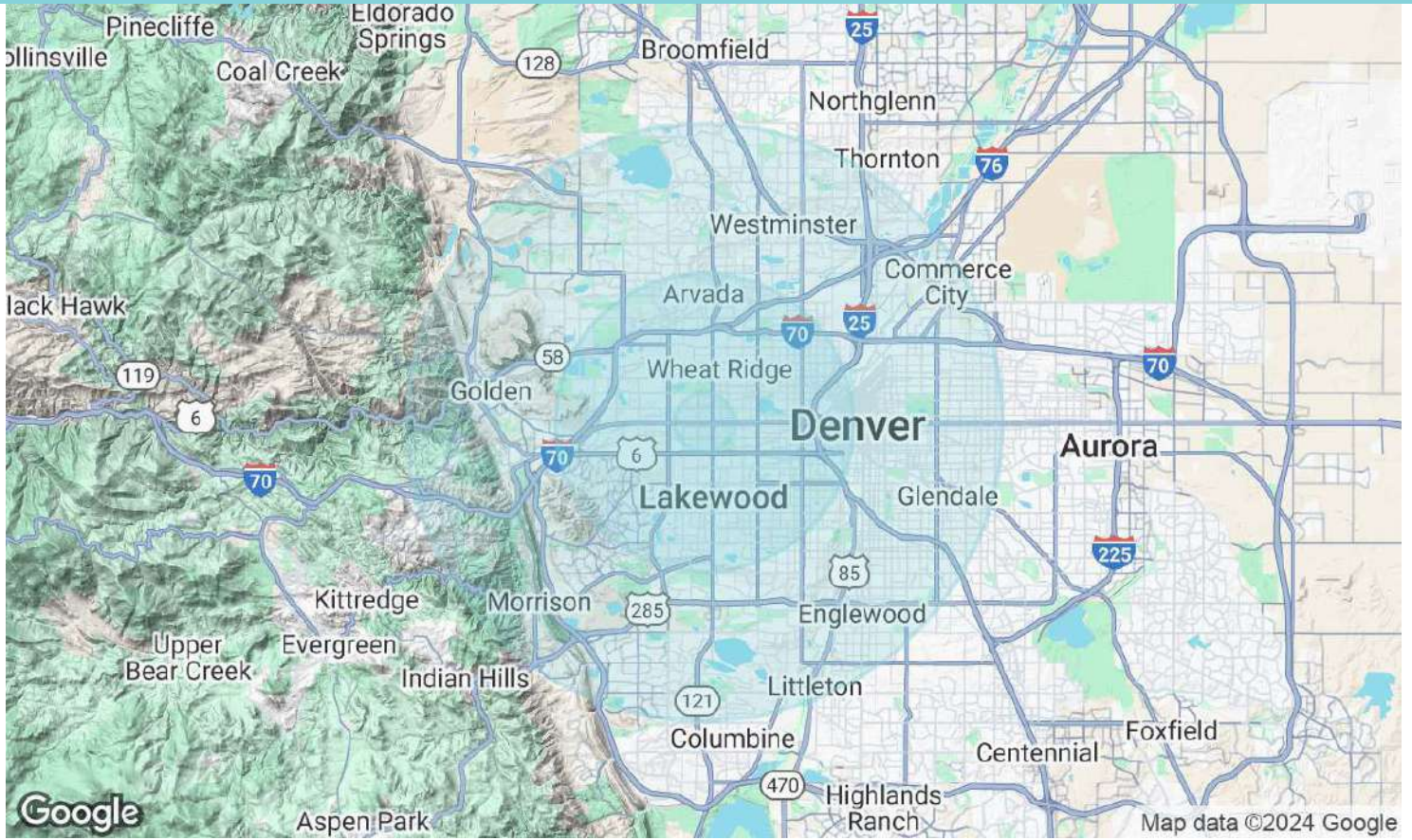


Google

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## Population

	1 Mile	5 Miles	10 Miles
Total Population	15,667	374,641	1,154,492
Average Age	38.5	37.1	37.6
Average Age (Male)	38.2	36.3	37.0
Average Age (Female)	39.3	38.4	38.4

## Households & Income

	1 Mile	5 Miles	10 Miles
Total Households	7,042	159,504	491,729
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$67,392	\$88,733	\$98,035
Average House Value	\$381,562	\$403,645	\$417,008

2020 American Community Survey (ACS)



**James Bealer**

Associate Advisor

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## Professional Background

James grew up in The Woodlands, Texas, just north of Houston. He left the heat of Texas for Colorado whenever he could, and was constantly up in the mountains hiking and climbing. Upon discovering he had a real gift for climbing mountains, James started a career as a professional mountain guide, eventually leading expeditions on some of the world's most challenging mountains.

Graduating from Western Colorado University with a degree in leadership, James possesses a unique blend of academic knowledge and real-world experience. His educational foundation, combined with his hands-on expertise as a mountain guide, has shaped him into a tenacious commercial real estate professional.

At BellStreet, James approaches investment sales and leasing with the same unwavering determination that fueled his mountain guiding career. Specializing in office and retail assets, he's known for his innovative thinking and ability to devise creative solutions for his clients' unique needs. His drive to reach success and his knack for finding unconventional solutions sets him apart in the industry. James Bealer is a prime example of how a passion for conquering challenges, coupled with an academic foundation, results in someone who excels at delivering results that exceed expectations.

### **BellStreet**

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