

OFFICE FOR LEASE

8646 W COLFAX AVE

8646 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:*

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# EXECUTIVE SUMMARY

8646 WEST COLFAX AVENUE



## Property Description

Prime Retail/Office Lease Opportunity on W. Colfax Avenue! This is a perfect spot to elevate your business in Lakewood. Situated in the vibrant heart of Lakewood on W. Colfax Avenue, this property offers unbeatable exposure and accessibility. Directly 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 two curb cuts to W. Colfax Avenue, ensuring easy access for your customers. Retail space or office space, this property has both covered. With zoning that accommodates a variety of uses, you have the freedom to bring your vision to life. Benefit from unparalleled street exposure and high traffic counts, guaranteeing maximum visibility for your business. Plus, being located in an Enterprise Zone means potential incentives to fuel your success. From cozy 400-square-foot nooks to expansive 3,150-square-foot havens, we offer a range of sizes to suit your needs. Need contiguous sizes? No problem—flexibility is our forte!

## Available Spaces

<b>SPACE</b>	<b>SIZE - S/F</b>	<b>TERM</b>	<b>MONTHLY RATE</b>	<b>TYPE</b>	<b>NOTES</b>
Suite # 207	370	Negotiable	\$449 per Month	Modified Gross	+ Utilities
Suite # 210	825	Negotiable	\$699 per Month	Modified Gross	+ Utilities
Suite #212	595	Negotiable	\$549 per Month	Modified Gross	+ Utilities
Suite #213	600	Negotiable	\$699 per Month	Modified Gross	+ Utilities
Suite #214	700	Negotiable	\$199 per Month	Modified Gross	+ Utilities



# PROPERTY PHOTOS

8646 WEST COLFAX AVENUE SUITE # 203# 203





# PROPERTY PHOTOS

8646 WEST COLFAX AVENUE SUITE## 210 210

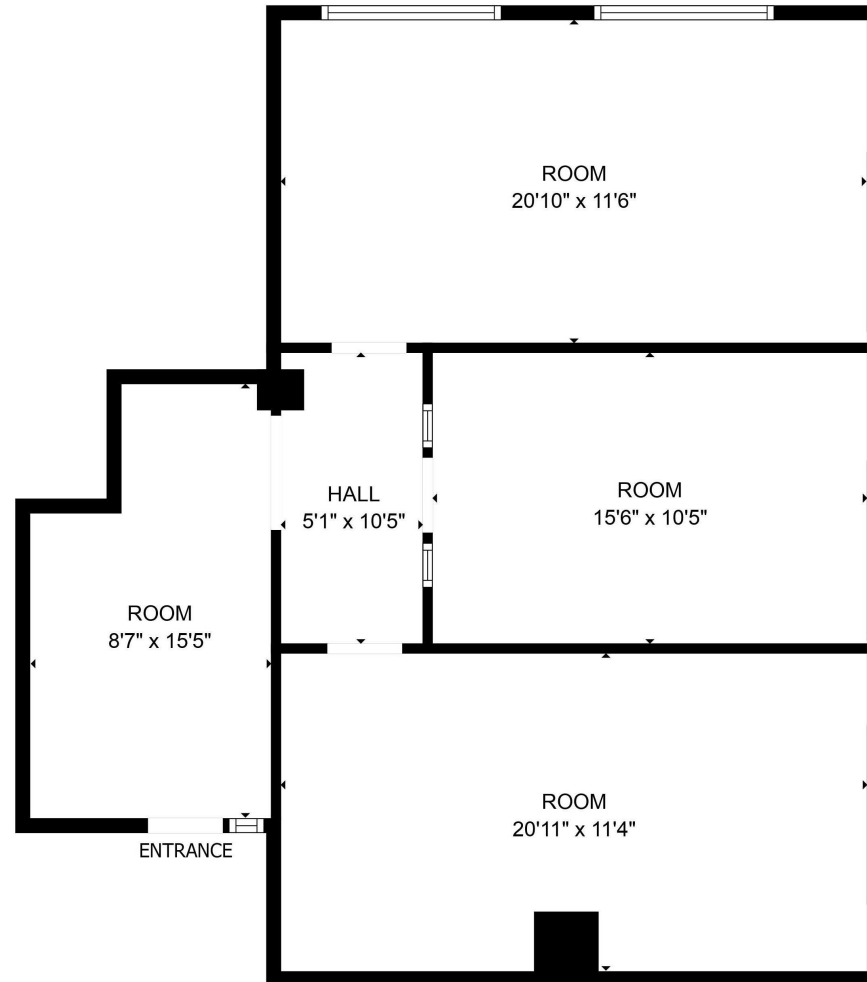


# PROPERTY PHOTOS

8646 WEST COLFAX AVENUE



## 8646 West Colfax Ave Suite 210, Lakewood, CO 80215

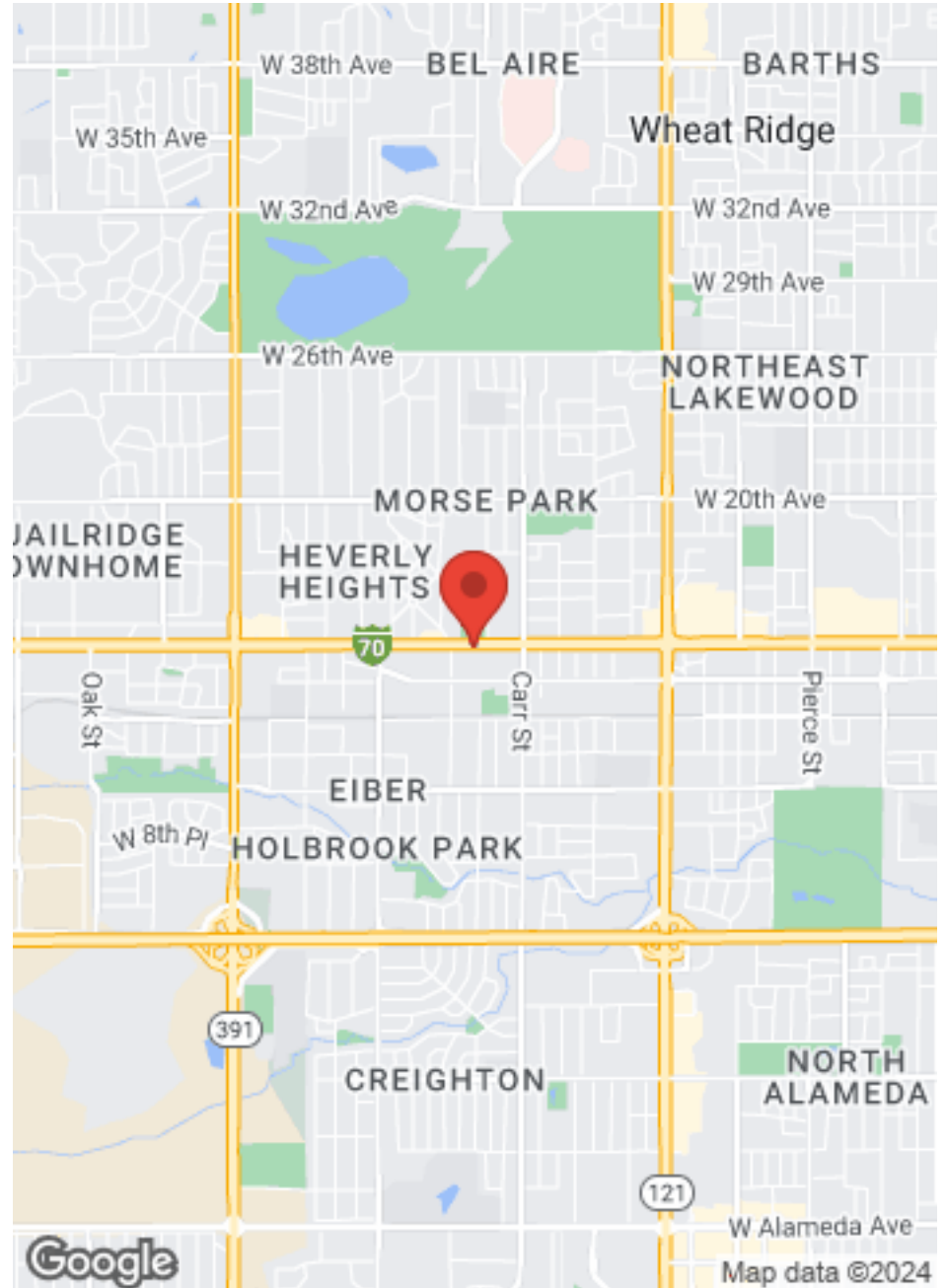
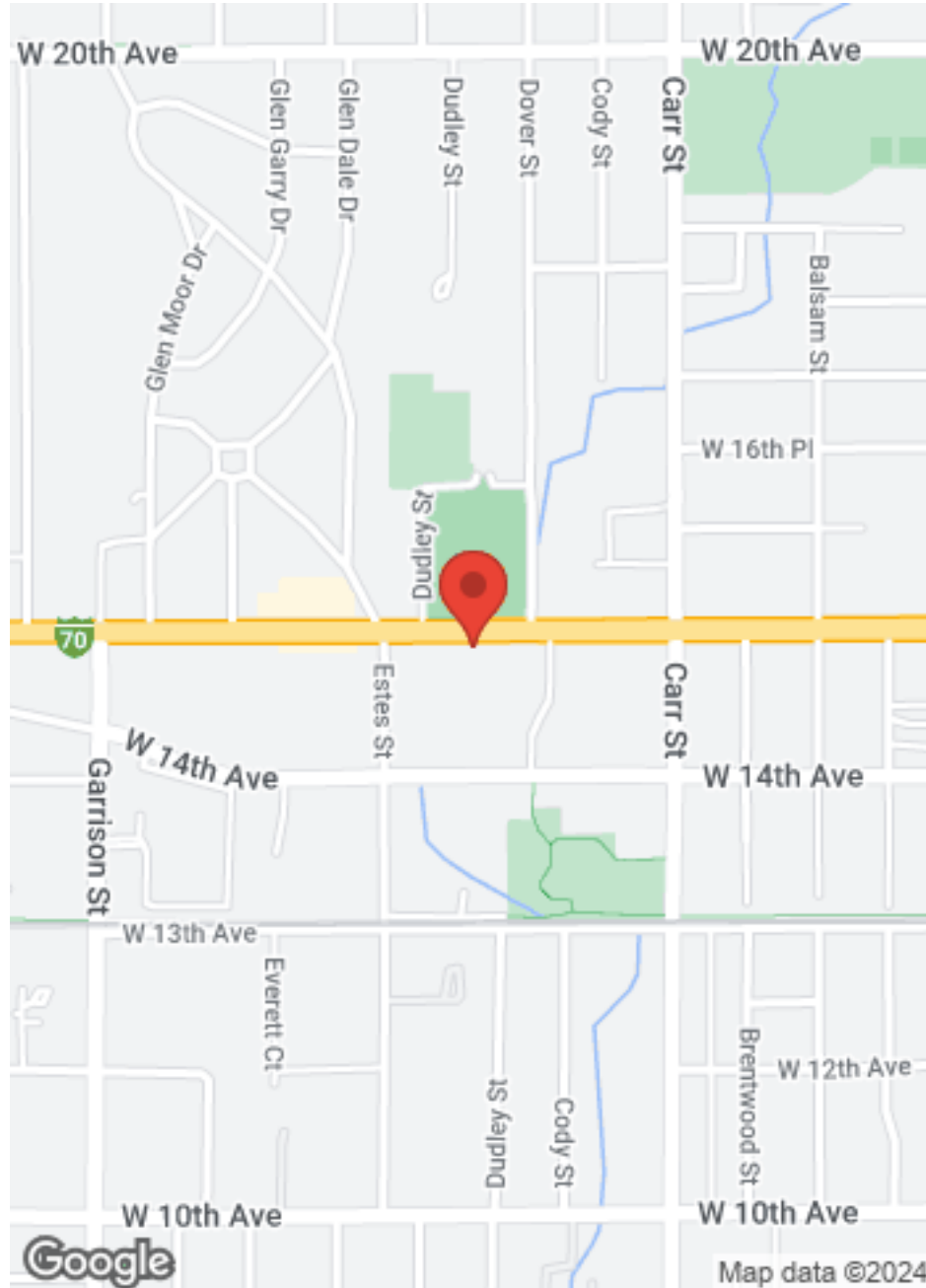


GROSS INTERNAL AREA  
TOTAL: 832 sqft

MEASUREMENTS ARE HIGHLY RELIABLE BUT NOT GUARANTEED

# LOCATION MAPS

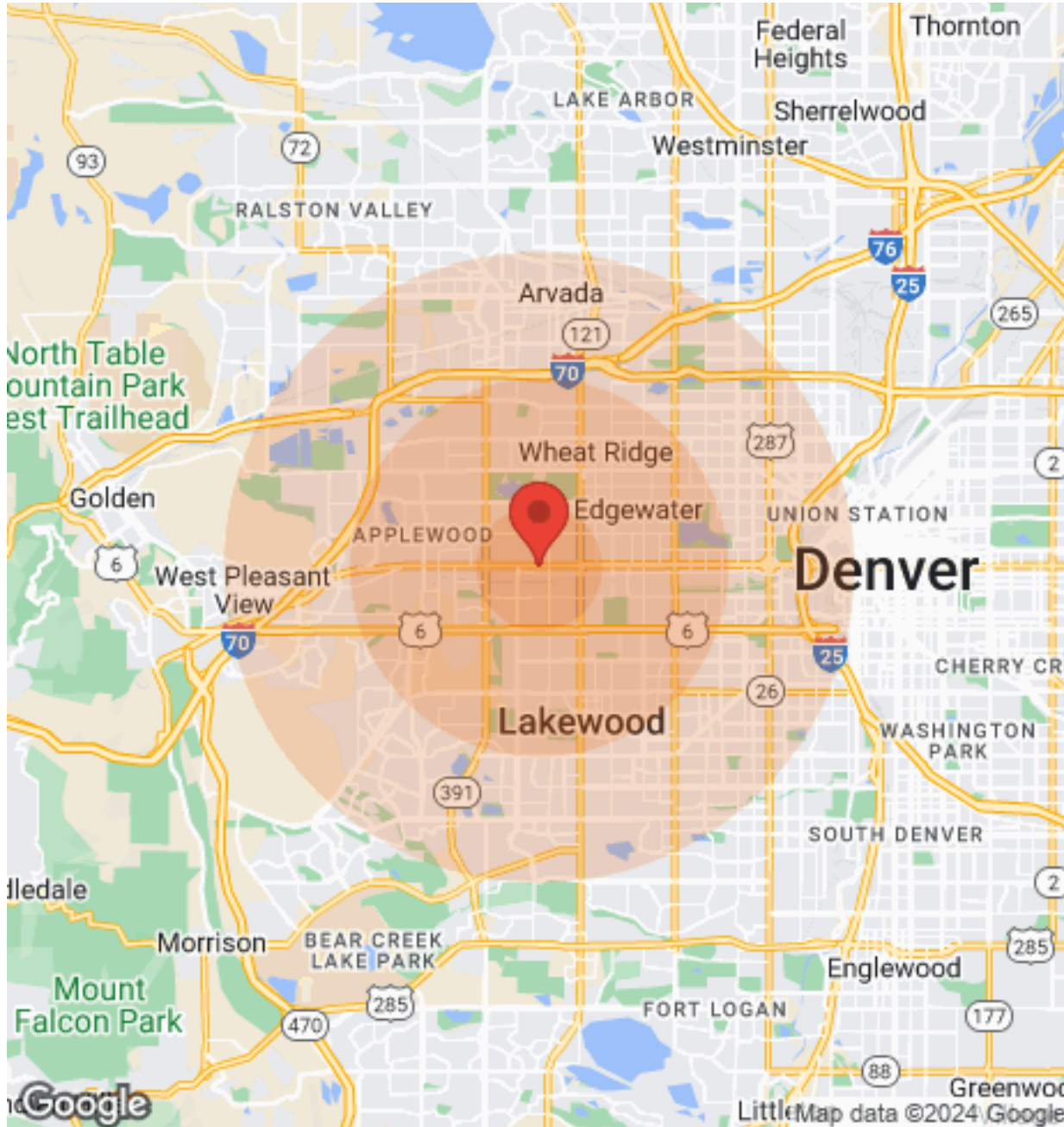
8646 WEST COLFAX AVENUE





# DEMOGRAPHICS

8646 WEST COLFAX AVENUE



Population	1 Mile	3 Miles	5 Miles
Male	6,244	58,483	165,081
Female	6,507	59,817	166,355
Total Population	12,751	118,300	331,436

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,137	21,134	65,059
Ages 15-24	1,500	13,362	39,083
Ages 25-54	5,167	48,133	134,765
Ages 55-64	1,781	15,169	40,463
Ages 65+	2,166	20,502	52,066

Race	1 Mile	3 Miles	5 Miles
White	10,735	97,220	264,053
Black	164	1,069	3,661
Am In/AK Nat	102	703	1,805
Hawaiian	N/A	12	15
Hispanic	3,394	37,914	123,892
Multi-Racial	3,442	36,994	115,904

Income	1 Mile	3 Miles	5 Miles
Median	\$54,778	\$48,607	\$49,121
< \$15,000	958	6,880	18,599
\$15,000-\$24,999	890	6,929	17,491
\$25,000-\$34,999	521	6,115	15,939
\$35,000-\$49,999	672	8,098	20,730
\$50,000-\$74,999	1,269	10,152	26,167
\$75,000-\$99,999	507	5,934	15,462
\$100,000-\$149,999	557	5,172	14,928
\$150,000-\$199,999	83	1,467	4,558
> \$200,000	33	732	2,940

Housing	1 Mile	3 Miles	5 Miles
Total Units	5,877	55,453	150,342
Occupied	5,429	51,718	140,785
Owner Occupied	2,556	26,503	78,398
Renter Occupied	2,873	25,215	62,387
Vacant	448	3,735	9,557



# DISCLAIMER

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