

FOR SALE

PREMIER 31,675 SF MULTI-TENANT RETAIL
100% NNN LEASED INVESTMENT IN GOLDEN, CO

INTERPLAZA WEST

17120 W COLFAX AVE: 19,525 SF | 17132 W COLFAX AVE: 12,225 SF



 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

JOE DEBARR

Associate

770.865.1594

jdebarr@lee-associates.com

PLEASE CONTACT

JEFF HALLBERG

Principal

303.725.6019

jhallberg@lee-associates.com

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PREMIER 100% NNN LEASED INVESTOR OPPORTUNITY IN GOLDEN, COLORADO

17120 & 17132 W COLFAX AVE

Golden, Colorado 80401

INTERPLAZA WEST GOLDEN, COLORADO 80401

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EXECUTIVE SUMMARY



PRICE
\$13,000,000



PRICE/SF
\$410



NOI
\$800,189



CAP RATE
6.15%

Lee & Associates is pleased to exclusively offer Interplaza West, a 31,675 SF multi-tenant retail center on W Colfax Avenue in Golden, Colorado. Offered at \$13,000,000, the property represents an approximate 6.15% capitalization rate on stabilized Year 1 net operating income of \$800,189.

The property consists of two single-story buildings on 2.67 acres in the Denver West retail submarket. All seven tenants operate under NNN leases with contractual rent escalations, generating over \$1.19 million in annual gross revenue. The tenant roster spans national credit (Petco), national franchise (Great Clips), and established local operators across retail, health and wellness, and specialty uses.

The site commands over 18,500 vehicles per day on W Colfax Avenue, with additional exposure to W 6th Avenue (36,400 VPD). The surrounding trade area supports a five-mile population of 113,600 and average household incomes exceeding \$136,000. Golden's stable economic base, anchored by the Colorado School of Mines, Molson Coors, and NREL, underpins consistent retail demand along the corridor.

We would welcome the opportunity to discuss this investment in more detail. Please feel free to contact us at your convenience with any questions.

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PROPERTY OVERVIEW

SUBMARKET	West Denver (Jefferson County)
BUILDINGS	Two
YEAR BUILT	2001
TOTAL GLA	31,675 SF
LAND AREA	±2.67 Acres (116,261 SF)
OCCUPANCY	100% (7 Tenants)
PARKING	±162 Surface Spaces (5.12/1,000 SF)
LEASE STRUCTURE	Triple Net (NNN)
FRONTAGE	360' (17120) / 185' (17132) on Colfax Ave
ZONING	PUD

17120 W COLFAX AVENUE

- This multi-tenant building comprises 19,450 SF across six suites
- Surface parking
- Direct visibility on W Colfax Ave with access via a signalized intersection

17132 W COLFAX AVENUE

- This standalone building comprises 12,225 SF occupied by Petco
- Surface parking
- Direct visibility on W Colfax Ave with access via a signalized intersection

17120 W COLFAX AVENUE



17132 W COLFAX AVENUE



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INVESTMENT HIGHLIGHTS

FULLY STABILIZED, NNN INCOME

- 100% occupied with stabilized Year 1 NOI of \$800,189
- All leases NNN with 3% annual escalations, delivering organic rent growth
- Seven tenants with expirations staggered through 2033

PREMIER CORRIDOR POSITIONING

- 36,000+ VPD on W Colfax Avenue; 360 feet of building frontage
- Signalized access at Corporate Drive with proximity to W 6th Avenue interchange
- Golden, CO: established Jefferson County community with high barriers to new retail supply

AFFLUENT, STABLE TRADE AREA

- \$136,189 average household income within five miles; 21% of households earning \$200K+
- 113,600 residents within five miles; 63% owner-occupied housing

ACTIVE LEASING UPSIDE

- Several tenancies below center-average rents offer mark-to-market opportunity at rollover



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FINANCIAL OVERVIEW

PRICING SUMMARY

Offering Price	\$13,000,000
Stabilized Year 1 NOI	\$800,189
Cap Rate	6.15%
Price / SF	\$410

The stabilized Year 1 budget reflects 100% occupancy with all seven tenancies in place.

STABILIZED YEAR 1 INCOME & EXPENSES

	Annual	\$/SF
Rental Revenue	\$798,042	\$25.19
Operating Expense Recoveries	\$387,830	\$12.24
Total Gross Revenue	\$1,185,872	\$37.44
Total Operating Expenses	(\$385,683)	(\$12.18)
Net Operating Income	\$800,189	\$25.26

KEY EXPENSE ITEMS

	Annual	\$/SF
Property Taxes	\$194,874	\$6.15
Management Fees	\$47,434	\$1.50
Insurance	\$45,000	\$1.42
General & Administrative	\$34,700	\$1.10
Cleaning / Waste Removal	\$24,960	\$0.79
All Other Recoverable	\$38,715	\$1.22



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IN PLACE INCOME

Golden, Colorado 80401

RENT ROLL & TENANT OVERVIEW

RENT ROLL AS OF APRIL 1, 2026. ALL LEASES TRIPLE NET.

UNIT	TENANT	SF	BASE \$/SF	ALL IN \$/SF	LEASE EXP	ANNUAL TOTAL	TYPE	ESCALATIONS
100	Venetian Nail Spa	2,100	\$25.23	\$35.32	6/30/2032	\$74,178	NNN	3%
106	Old Crows Antiques	7,522	\$15.95	\$25.51	7/31/2030	\$191,868	NNN	3%
108	Social Cannabis	3,010	\$53.00	\$64.94	3/31/2033	\$195,474	NNN	3%
110	Tooth Vet, LLC	3,328	\$21.00	\$33.11	6/30/2029	\$110,184	NNN	3%
112	Great Clips	1,400	\$21.63	\$33.98	12/31/2033	\$69,886	NNN	3%
118	Adio Health Centers	2,090	\$22.80	\$33.98	6/30/2028	\$71,016	NNN	3%
17132	Petco	12,225	\$23.88	\$33.22	1/31/2027	\$339,765	NNN	—
	TOTAL	31,675		\$33.22		\$1,052,371		



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DEMOGRAPHIC INFORMATION

Golden, Colorado 80401

MARKET OVERVIEW

Interplaza West is positioned on W Colfax Avenue (US Highway 6), one of the Denver metro's primary east-west commercial arterials connecting the western foothills to downtown Denver. The property sits at the signalized intersection of Colfax and Corporate Drive, offering strong ingress, egress, and visibility. The broader Interplaza development sits at the confluence of three major arterials, W 6th Avenue, W Colfax

Avenue, and I-70, giving the center some of the highest combined traffic exposure in the submarket.

The property is shadow-anchored by Home Depot, Kohl's, Duluth Trading Company, and CarMax, all of which generate consistent daily traffic to the immediate trade area. The strength of the corridor is reflected in the sales performance of the major retailers on-site and their continued commitment to the center through

lease renewals and long-term occupancy.

Golden is a community of approximately 22,000 residents anchored by the Colorado School of Mines, Molson Coors, and the National Renewable Energy Laboratory. The city's stable employment base, historic downtown, and proximity to foothills recreation make it one of the most established communities in Jefferson County.

DEMOGRAPHICS

CoStar 2026	1 Mile	3 Miles	5 Miles
2025 Population	7,440	40,216	113,609
2025 Households	3,144	16,806	47,425
Avg HH Income	\$115,348	\$125,947	\$136,189
Med HH Income	\$88,516	\$95,943	\$102,989
HH Income \$200K+	14.3%	17.3%	21.2%
Owner Occupied	63.0%	53.3%	63.9%

TRAFFIC COUNTS

CoStar 2026	Traffic Volume
W 6th Ave (Hwy 6)	36,399 VPD
W Colfax Ave	36,134 VPD
W 6th Ave	20,486 VPD
W Colfax Ave at Corporate Dr	18,873 VPD
Corporate Dr	17,753 VPD



\$163,638,671

Spent on Food & Alcohol
within a 3-mile radius
2025



\$159,018,601

Spent on Transportation &
Maintenance within a 3-mile radius
2025



\$94,581,363

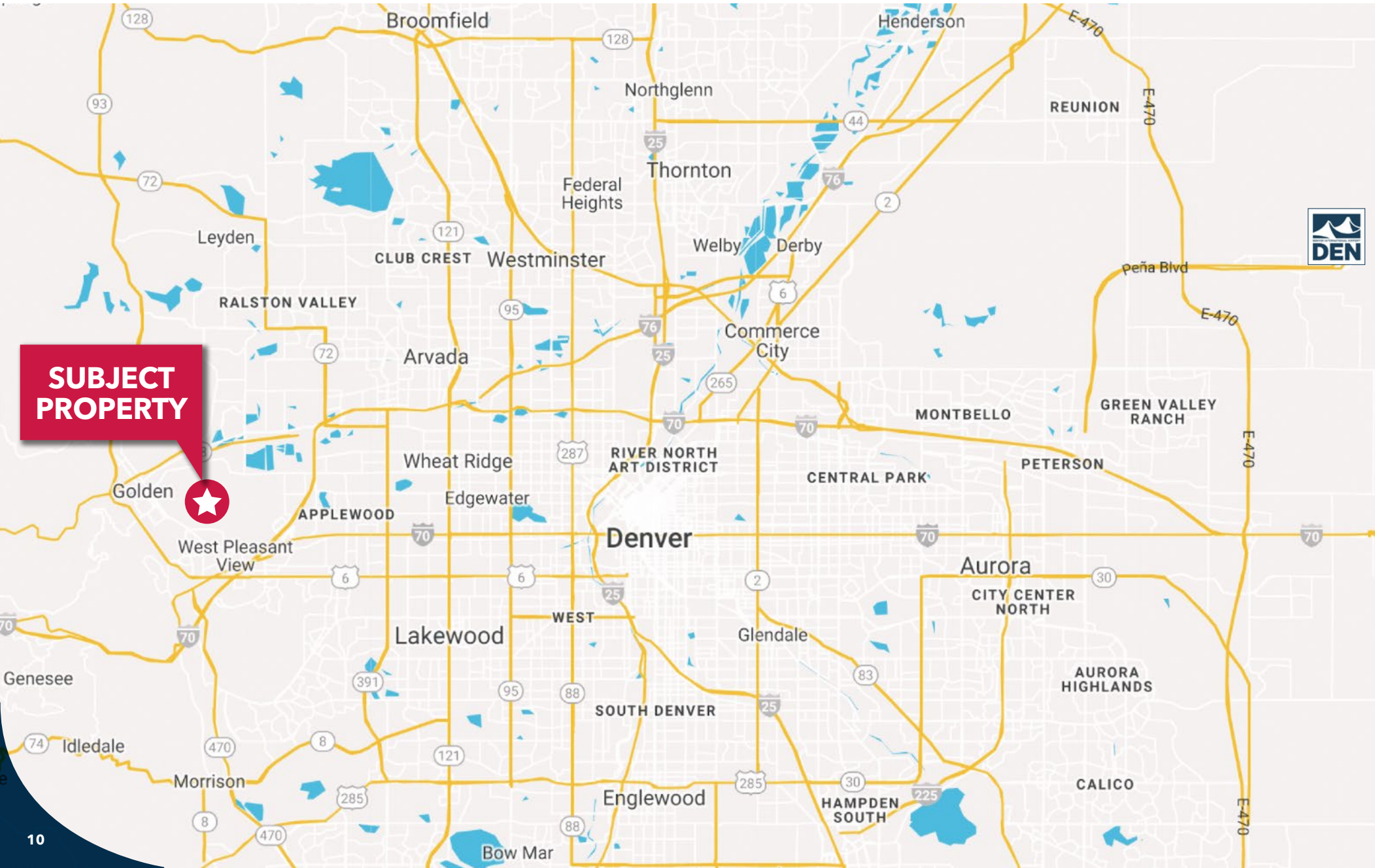
Spent on Entertainment, Hobbies
& Pets within a 3-mile radius
2025

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Lee & Associates
2000 S Colorado Blvd,
Suite 380, Tower II
Denver, Colorado 80222
lee-associates.com

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