

Lamar Station Plaza

6431 - 6791 W Colfax Avenue | Lakewood, CO 80214



AVAILABILITY

1,600 - 63,913 SF

UNITS

Unit 6769: 5,570 SF

Unit 6601B: 1,600 SF

Unit 6579: 7,054 SF

Unit 6575A: 20,886 SF

Unit 6575B: 21,259 SF

Unit 6569/6571: 6,114 SF

Unit 6555: 8,700 SF

PRICING

Contact Broker

NNN

\$7.09/SF

ABOUT THE PROPERTY

- **Second generation restaurant space available**
- **Anchor space available**
- 1,600 - 63,913 SF available in Lamar Station Plaza
- ±3 million people visiting the center each year, *Placer.ai*
- Home to the iconic Casa Bonita, drawing Denver residents and tourists to the center - 591K visitors/year, *Placer.ai*
- Other tenants in the center include: Planet Fitness, Ross Dress For Less, Arc, Dutch Bros Coffee and more
- Excellent accessibility—10 minutes to Downtown Denver, 5 minutes to Sloan's Lake, and a 5-minute walk to light rail

TRAFFIC COUNTS

E Colfax Ave

Source: CDOT

30,639 VPD

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	20,581	161,082	460,592
Daytime Population	17,533	149,500	563,208
Avg. Household Income	\$98,998	\$123,439	\$125,375
Estimated Households	9,506	71,194	210,760

Year: 2025 | Source: Esri

CONTACT

Erik Christopher | 303.390.5252 | erik.christopher@srsre.com

Justin Gregory | 303.803.7170 | justin.gregory@srsre.com

Patrick McGlinchey | 210.303.3149 | patrick.mcglinchey@srsre.com

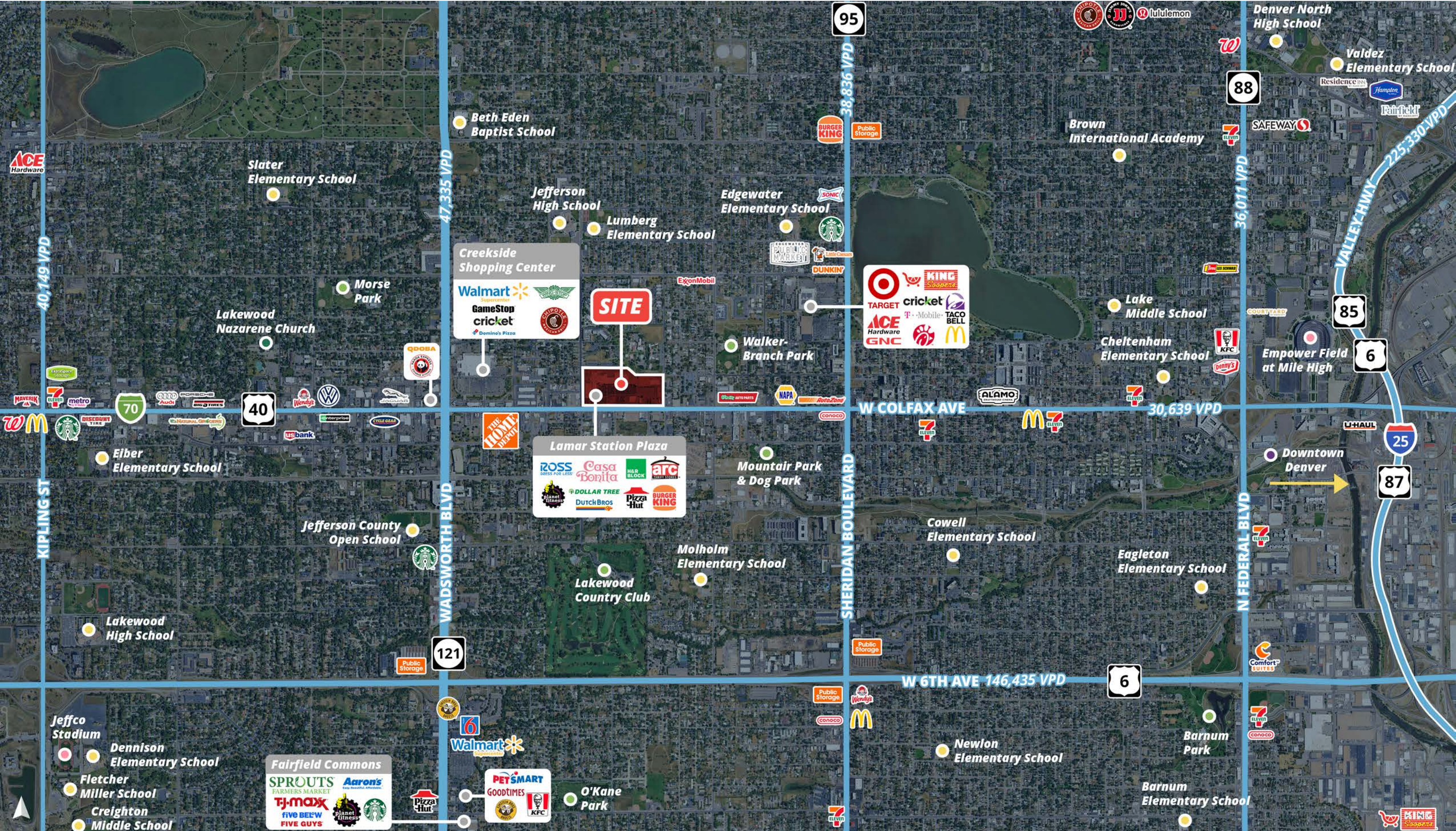
Site Plan

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AVAILABILITY	
UNIT	SIZE
Unit 6769	5,570 SF
Second generation restaurant space	
Unit 6601B	1,600 SF
Warm lit vanilla shell buildout	
Unit 6579	7,054 SF
Warm lit vanilla shell buildout	
Unit 6575A	20,886
Grey shell build-out w/ 18' clear heights Can be combined with 6575B for 42,145 SF	
Unit 6575B	21,259 SF
Grey shell build-out w/ 18' clear heights Can be combined with 6575A for 42,145 SF	
Unit 6569/6571	6,114 SF
Grey shell build-out Can be combined with 6555 for 14,814 SF	
Unit 6555	8,700 SF
Warm lit vanilla shell buildout Can be combined with 6569/6571 for 14,814 SF	

1,600 - 63,913 SF
UNITS CAN BE COMBINED



Demographics

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DEMOGRAPHIC HIGHLIGHTS

Population

	1 mile	3 miles	5 miles
2025 Estimated Population	20,581	161,082	460,592
2030 Projected Population	22,000	169,322	486,377
Proj. Annual Growth 2025 to 2030	1.34%	1.00%	1.10%

Daytime Population

2025 Daytime Population	17,533	149,500	563,208
Workers	9,385	79,751	373,358
Residents	8,148	69,749	189,850

Income

2025 Est. Average Household Income	\$98,998	\$123,439	\$125,375
2025 Est. Median Household Income	\$71,694	\$87,264	\$91,831

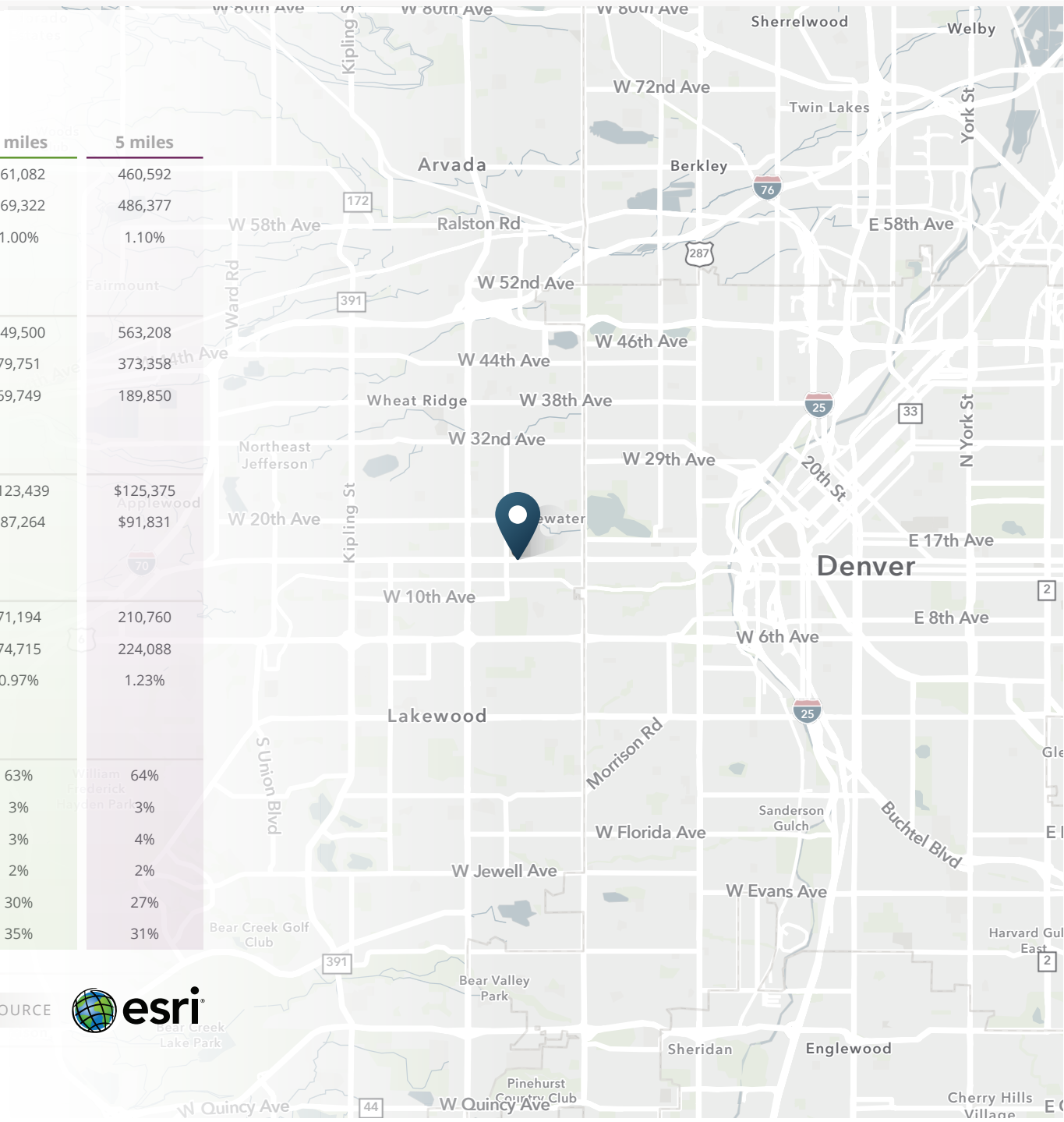
Households & Growth

2025 Estimated Households	9,506	71,194	210,760
2030 Estimated Households	10,176	74,715	224,088
Proj. Annual Growth 2025 to 2030	1.37%	0.97%	1.23%

Race & Ethnicity

2025 Est. White	61%	63%	64%
2025 Est. Black or African American	4%	3%	3%
2025 Est. Asian or Pacific Islander	2%	3%	4%
2025 Est. American Indian or Native Alaskan	2%	2%	2%
2025 Est. Other Races	30%	30%	27%
2025 Est. Hispanic (Any Race)	35%	35%	31%

SOURCE



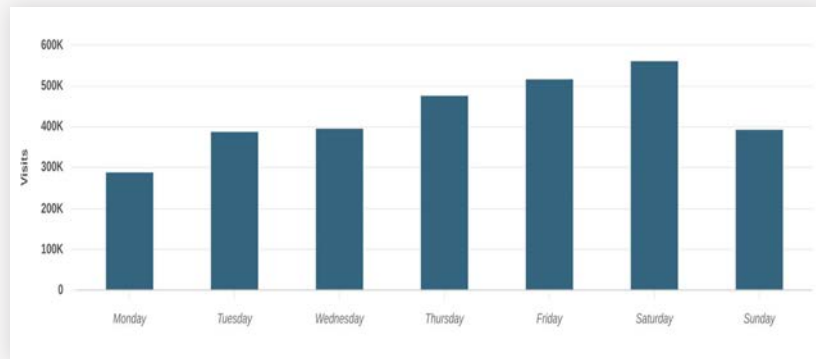
MOBILE DATA & FOOT TRAFFIC INSIGHTS

Estimated Annual Visits

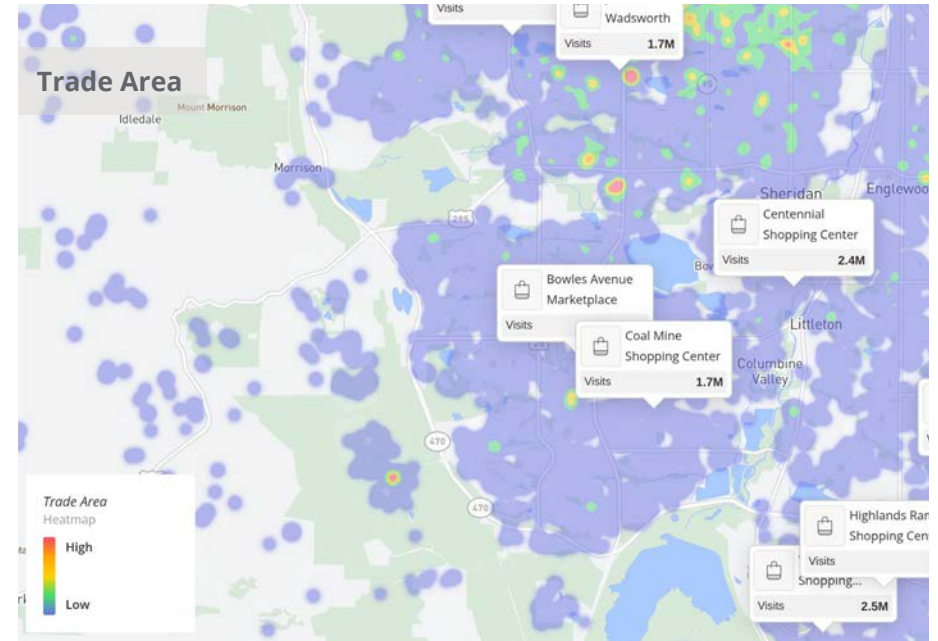
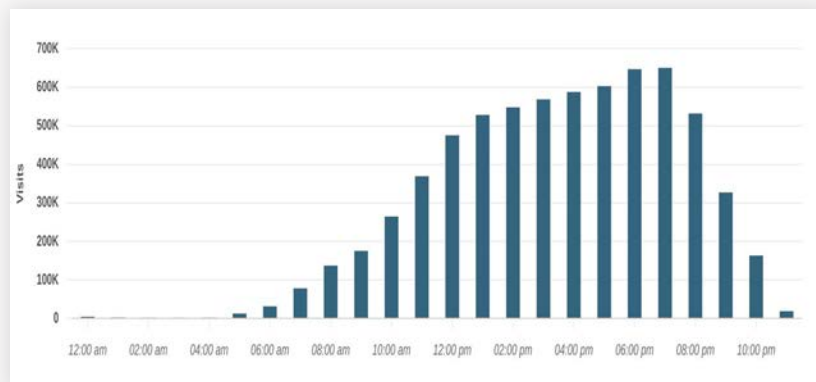
08/01/2024 - 07/31/2025

Estimated # of Customers	Estimated # of Visits	Average Visits/Customer
1.1M	3M	2.87

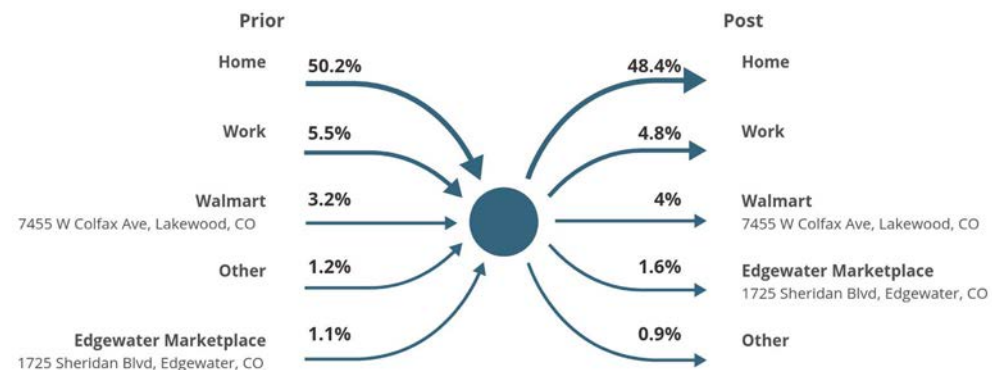
Daily Visits



Hourly Visits



Customer Journey



> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE



Placer.ai



SRS Real Estate Partners
1875 Lawrence Street, Suite 850
Denver, CO 80202
303.572.1800

Erik Christopher
303.390.5252
erik.christopher@srsre.com

Justin Gregory
303.390.5240
justin.gregory@srsre.com

Patrick McGlinchey
210.303.3149
patrick.mcglinchey@srsre.com

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