

# RESTAURANT FOR LEASE

6465 W COLFAX AVENUE, LAKEWOOD, CO 80214



[Explore Virtual Tour](#)

## Overview

Hoff & Leigh is excited to present this recently remodeled restaurant (\$74k buildout) available for sublease at 6465 W Colfax in Lamar Station Plaza. Positioned in the same shopping center as Casa Bonita on the corner of Colfax and Pierce, this 1,450 SF unit has 1 private office and 1 private bathroom and was most recently a catering business. Come join this lively center in the growing market of Lakewood!

Key money is \$40,000 for the FF&E.

Sublease through 9/2/2030, or tenant can sign a lease extension with landlord.

For more info, please text/call: Michael Crawford: (720) 683-0399. [MCrawford@HoffLeigh.com](mailto:MCrawford@HoffLeigh.com)

1,450 SF x \$25/SF/YR (+\$7.08/SF/YR NNN) = \$3,876.33 / Month

Hoff & Leigh listing website: <https://www.hoffleigh.com/listing/6465-w-colfax-avenue/>

Unit:	Size:	Price:
6465	1,450 SF	\$25.00 SF/YR (NNN)

## Highlights

- Recently Remodeled Restaurant
- Monument Signage With Street Front Visibility
- Business Signage Above Unit
- High Traffic Count and Foot Traffic on Colfax
- Growing Market in Lakewood
- Ample On-site Parking
- Great Tenant Mix

## Property Details

- Lease Rate**  
\$25 SF/YR (+\$7.08 SF/YR NNN) = \$3,876.33 / Month
- Space Available**  
1,450 SF
- Building Size**  
16,645 SF
- Lot Size**  
0.87 Acres
- Zoning**  
M-G-U

Rev: November 19, 2024

### Our Network Is Your Edge



All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.



**Michael Crawford**

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## FF&E:

- Type 1 hood (10ft). Excellent condition, serviced Sept2024
- New Buckeye fire system for the hood
- In-ground grease trap (320 gallons) behind the unit
- New CookRite 6 Burner 60" Range with 24" Right Griddle and two fill bottom ovens = \$3,000
- Double stack convection oven = \$4,000
- New 2 door freezer = \$3,000
- New 3 door refrigerator = \$4,000
- Prep sink
- Triple sink
- Hand-wash sink
- Utility/Mop sink
- Private bathroom with washer and dryer hookups
- New coping around the entire unit, toilet, ceiling tiles, lighting, and floors

- Water cooler
- 3 heavy-duty stainless steel work tables
- 2 full stainless steel racks
- 1 partial stainless steel rack
- 1 used stainless steel work table
- 4 bus tubs
- Knives
- Hotel pans
- Cooking sheets
- Strainers
- Ladles
- Coffee maker
- Measuring cups
- Frying pans
- Saute pan

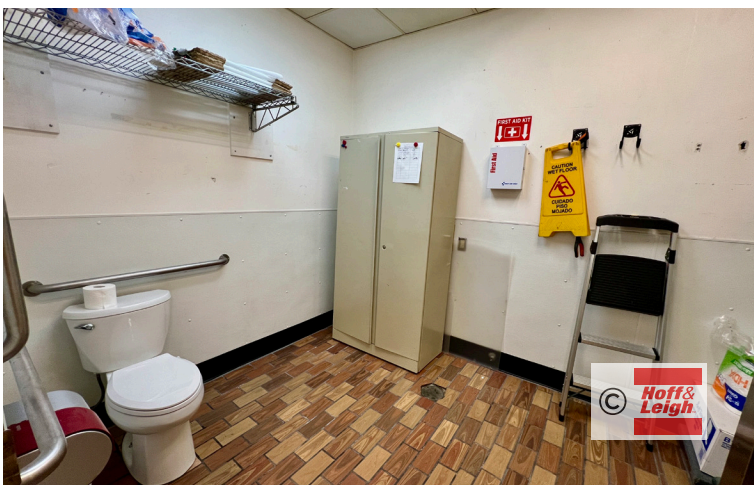


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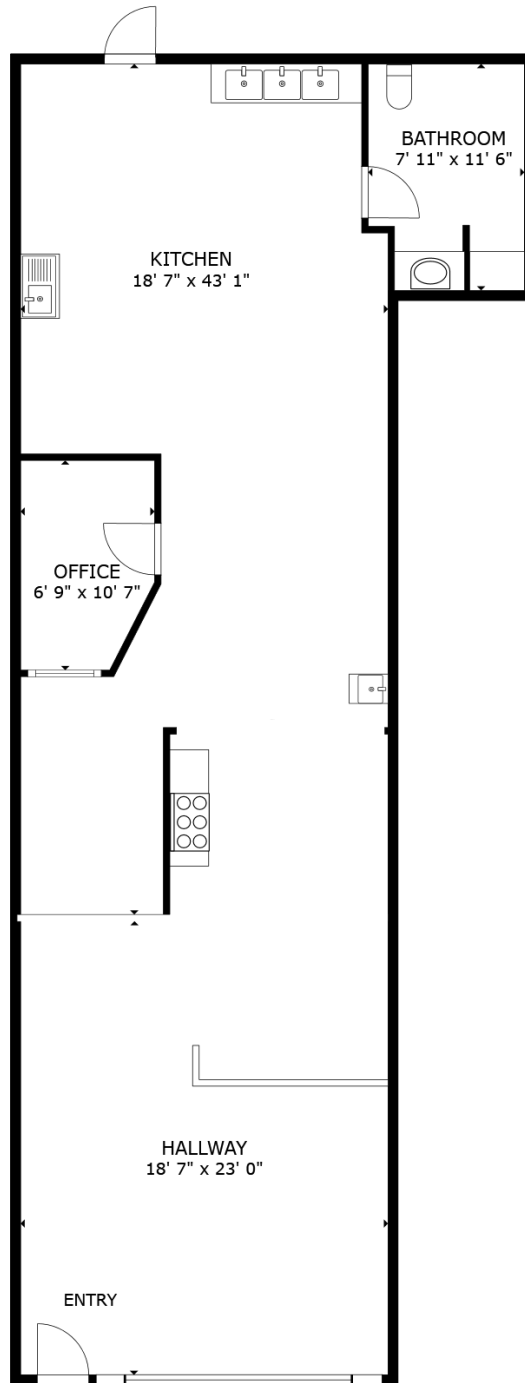


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FLOOR PLAN

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## DEMOGRAPHICS



**162,239**  
Population



**35.9**  
Median Age



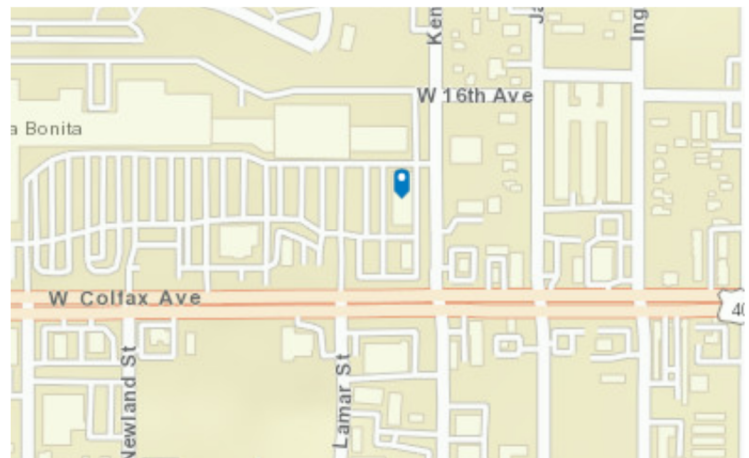
**2.2**  
Average Household Size



**\$84,431**  
Median Household Income

## TRAFFIC COUNT

Cross street	VPD	Distance
Lamar St	30,600	0.1
Harlan St	29,000	0.2
W 14th Ave	6,300	0.2
Gray St	22,000	0.2
W 16th Ave	1,392	0.2

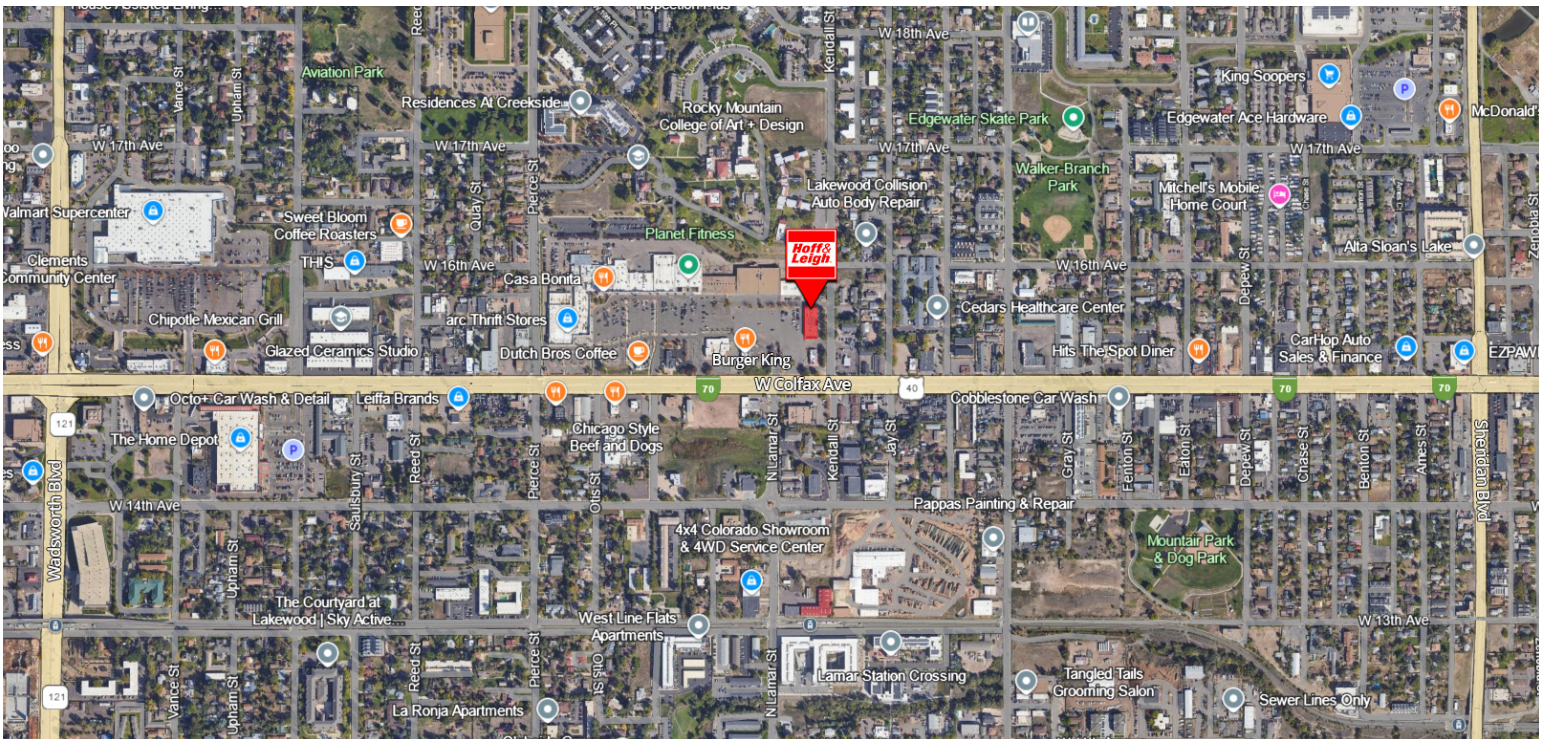


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