

The Col

COMMERCIAL SPACE OPPORTUNITIES



Contact Info

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CONFLUENCE
companies



- **181 New Residential Dwelling Units**
- **8,420 SF of Commercial Footage**
- **Restaurant and Cafe Space Available for Sale or Lease**
- **Size of space & usage negotiable**
- **Available in 2025**





Location

The site is comprised of 3.63 acres and is located at 17270 West Colfax Avenue. The Project is located in the City of Golden, Colorado, at the gateway to the Rockies. Golden combines world class recreation opportunities and urban amenities to create an ideal place to call home. Red Rocks Amphitheater, Downtown Golden, and hiking and biking trails are all located within a 10-minute drive of the site. The project is near I-70, C470, and Highway 6, ensuring residents have convenient access to the mountains, multiple employment centers, and Downtown Denver.



GOLDEN, CO



The City of Golden, just 11 miles west of Denver, is nestled under two stunning mesas at the base of the Rocky Mountains. Goldenites enjoy the City's small-town charm with modern amenities, world-class outdoor adventure, bicycle/pedestrian trails, a thriving art and cultural scene, and a superior public education system. Golden offers easy access to the city and the mountains via five highways and transit. Golden is home to the Colorado School of Mines and innovative businesses such as Molson Coors, CoorsTek, the National Renewable Energy Laboratory, and international clean tech companies.



TRAFFIC COUNTS

Colfax Dr - 12,756 Cars/Day

Violet St - 982 Cars/Day

JEFFERSON COUNTY DEMOGRAPHICS

