

8646

W COLFAX AVE

LAKEWOOD, CO 80215



FOR LEASE

RETAIL & OFFICE SPACE

370 - 1,428 SF • FOUR SUITES AVAILABLE

SCOTT L. FISCHER

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QUICK FACTS

PROPERTY TYPE	Retail / Office
TENANCY	Multi-tenant
BUILDING SIZE	17,500 SF
YEAR BUILT	1958
COUNTY	Jefferson
ZONING	M-N-U
STORIES	2
PARKING	56 spaces (3.20/1,000 SF)
LEASE TYPE	Modified Gross
AVAILABLE	370–1,428 SF (5 suites)
LEASE RATE	\$10.00/SF + \$2.31 CAM (Est. 2026)

DEMOGRAPHICS (EST.)

	1 MILE	3 MILES	5 MILES
Total Population	17,000	155,000	370,000
Total Households	7,300	65,000	165,000
Avg HH Income	\$95,000	\$92,000	\$94,000



8646 W COLFAX AVE — GROUND-FLOOR STOREFRONT RUN AND COVERED WALKWAY

PROPERTY OVERVIEW

8646 W Colfax Avenue is a 17,500-square-foot, two-story multi-tenant retail and office building sitting directly on West Colfax Avenue, one of Lakewood's oldest and most heavily traveled commercial corridors, with roughly 27,000 vehicles passing the front door each day. Built in 1958 and held in long-term ownership, the building has been steadily updated suite by suite: newer flooring, fresh paint, new lighting, and plumbing rough-ins already in place in several of the ground-floor spaces.

The ground floor is a run of storefront suites under a continuous covered walkway, each with wide display glass, its own street entry, and building signage facing Colfax — a natural fit for retail, salon, studio, wellness, and neighborhood service users. The second floor is reached from a secured interior entry and holds smaller office and treatment suites with operable windows and shared restrooms, sized for solo practitioners, creatives, and small professional firms. Suites are demised from 370 to 1,428 SF, so a tenant can start small and grow inside the building.

The site offers 56 surface parking spaces — 3.20 per 1,000 SF, well above what most Colfax storefronts can offer — with two curb cuts onto Colfax and a rear lot for staff and deliveries. The Charles Whitlock Recreation Center sits directly across the street, Garrison Station on RTD's W Line is about a half mile away, and I-70 and 6th Avenue are both within a few minutes. Zoning is M-N-U, which accommodates a broad mix of retail, office, wellness, and service uses, and the property sits within a Colorado Enterprise Zone. Leases are offered modified gross on flexible one- to three-year terms.

HIGHLIGHTS

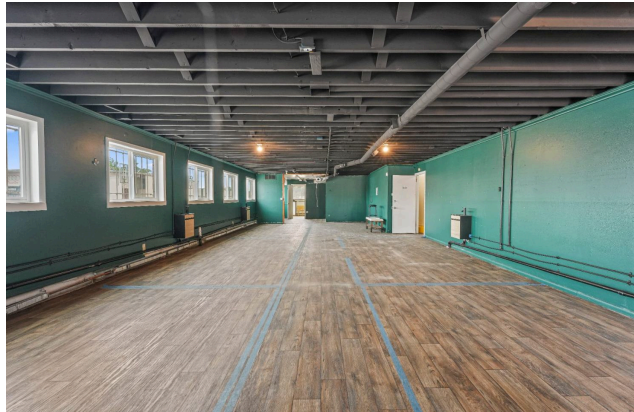
- Prominent West Colfax frontage and building signage
- ±27,000 vehicles per day on W Colfax Ave
- Two curb cuts to W Colfax Ave for easy customer access
- Directly across from the Charles Whitlock Recreation Center
- ½ mile to Garrison Station (RTD W Line light rail)
- 56 surface parking spaces (3.20 / 1,000 SF)
- 24-hour secured access
- Retail and office suites from 370–1,428 SF
- Modified gross leases, flexible 1–3 year terms
- Enterprise Zone location — potential tenant incentives

SUITE	SF	USE	BASE / SF	CAM / SF	MONTHLY	DESCRIPTION
8640 W Colfax	1,428	Retail	\$10.00	\$2.31	\$1,465	Ground-floor retail/service. Turnkey; sink rough-ins; updated finishes.
8644 W Colfax	1,096	Retail	\$10.00	\$2.31	\$1,124	Ground-floor retail/service. Former tattoo studio; newer flooring, fresh paint, sink rough-ins.
Suite 209	444	Office	\$10.00	\$2.31	\$455	2nd-floor open office / creative / wellness. Shared restroom.
Suite 207	370	Office	\$10.00	\$2.31	\$380	2nd-floor two-room office / treatment. Former massage/esthetics. Shared restroom.
Suite 214	700	Office	\$10.00	\$2.31	\$718	2nd-floor office suite. Shared restroom.

Monthly = \$10.00/SF base rent + \$2.31/SF CAM (Est. 2026), modified gross · 1-3 year terms.



8640 — STOREFRONT



8640 — INTERIOR



8644 — STOREFRONT



8644 — INTERIOR



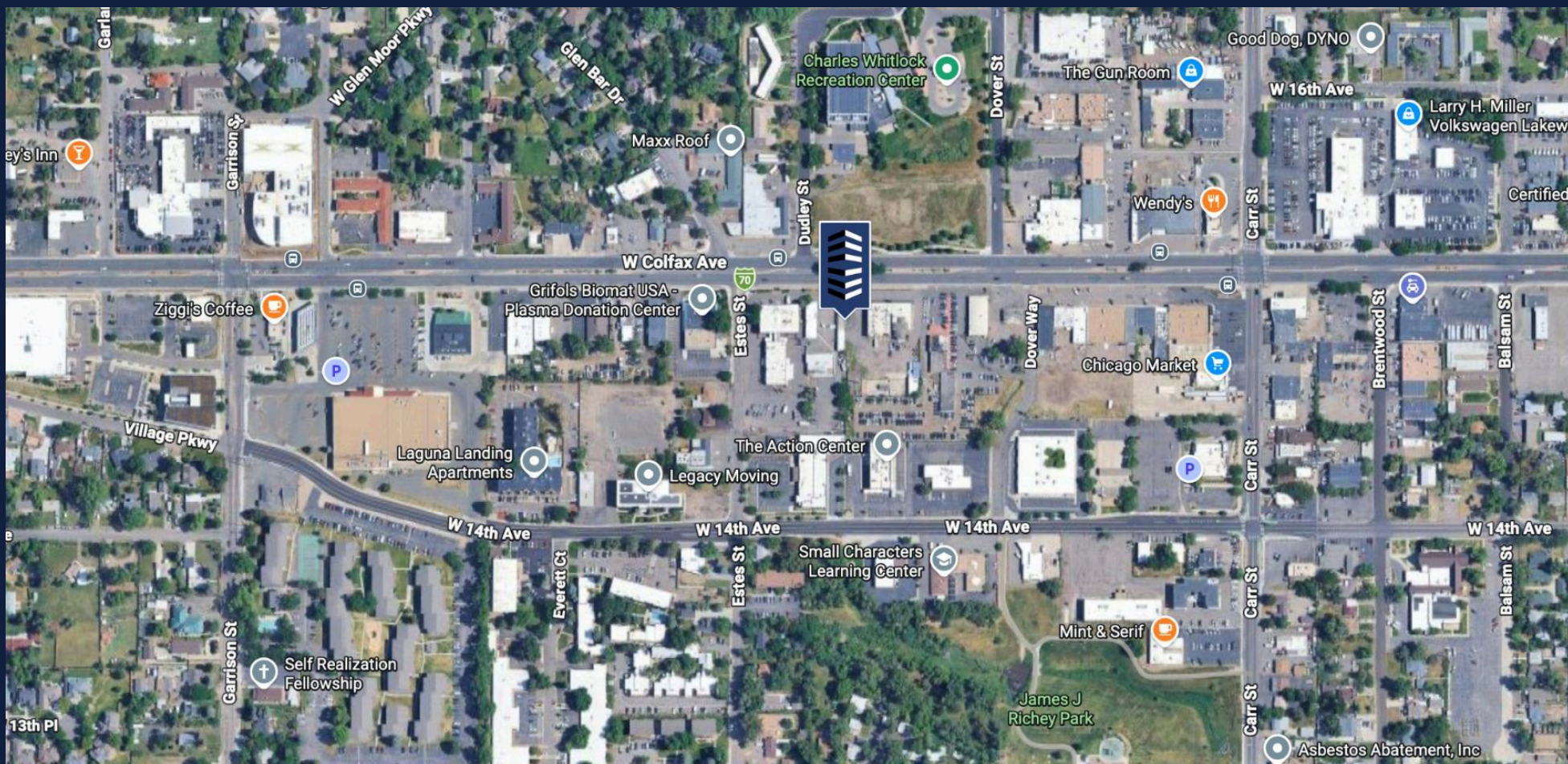
SUITE 207 — INTERIOR



SUITE 207 — INTERIOR 2

LOCATION

8646 W COLFAX AVE · LAKEWOOD, CO 80215



SUBJECT PROPERTY MARKED · W COLFAX AVE AT DUDLEY ST, LAKEWOOD

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