



## Shoppes at Denver West

14025 W Colfax Dr, Lakewood, CO 80401



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## Shoppes at Denver West

\$36.00 /SF/YR

This single-story retail property offers 8,800 square feet of space, zoned for mixed-use, making it ideal for a variety of commercial or retail operations. Constructed with durable masonry, the building combines functionality with long-term stability. The property features 78 dedicated parking spaces, ensuring convenient access for both customers and employees. Its flexible zoning, solid construction, and ample parking make it a prime opportunity for businesses seeking visibility and accessibility in a well-trafficked area....

- Heavy daytime foot traffic
- Capitalize on the traffic from Target, Regal UA Movie Theater, and Whole Foods. Located in a three-unit building, other tenants are Sleep Number
- Other restaurants sharing parking lot: Twin Peaks, The Keg Steakhouse & Bar, Freddy's Frozen Custard & Steakburger.



Rental Rate:	\$36.00 /SF/YR
Property Type:	Retail
Property Subtype:	Freestanding
Gross Leasable Area:	8,800 SF
Year Built:	2013
Walk Score ®:	57 (Somewhat Walkable)
Transit Score ®:	36 (Some Transit)
Rental Rate Mo:	\$3.00 /SF/MO

1st Floor Ste 130

Space Available	2,800 SF
Rental Rate	\$36.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Restaurants And Cafes
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

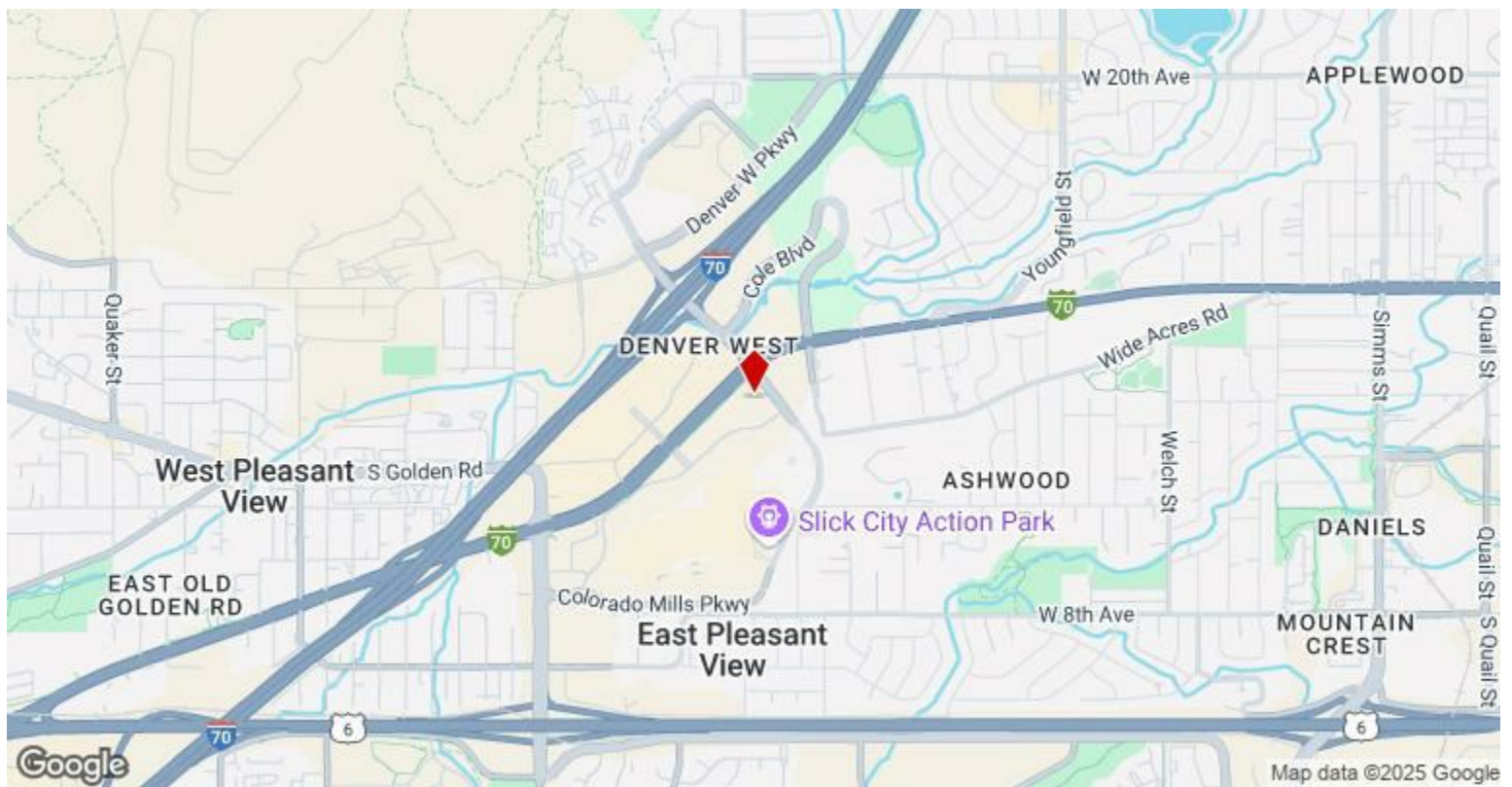
Rent from \$32.00 - \$36.00 per square foot This fully built-out restaurant space is in excellent condition and ready for immediate use. Located in a high-visibility endcap unit, it features an enclosed outdoor patio and indoor seating for up to 102 guests, offering a flexible dining environment. The space is fully equipped with a hood system, walk-in cooler, grease traps, and other essential restaurant infrastructure, making it ideal for a smooth and quick start-up. With its strong layout and prime location, this is a standout opportunity for any food and beverage operator.

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## Major Tenant Information

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Tenant	SF Occupied	Lease Expired
Sleep Number	-	September 2023



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## Property Photos



## Property Photos



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Building Photo

## Property Photos



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## Property Photos



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Property Photos



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# Property Photos



# Property Photos

