



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

1

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

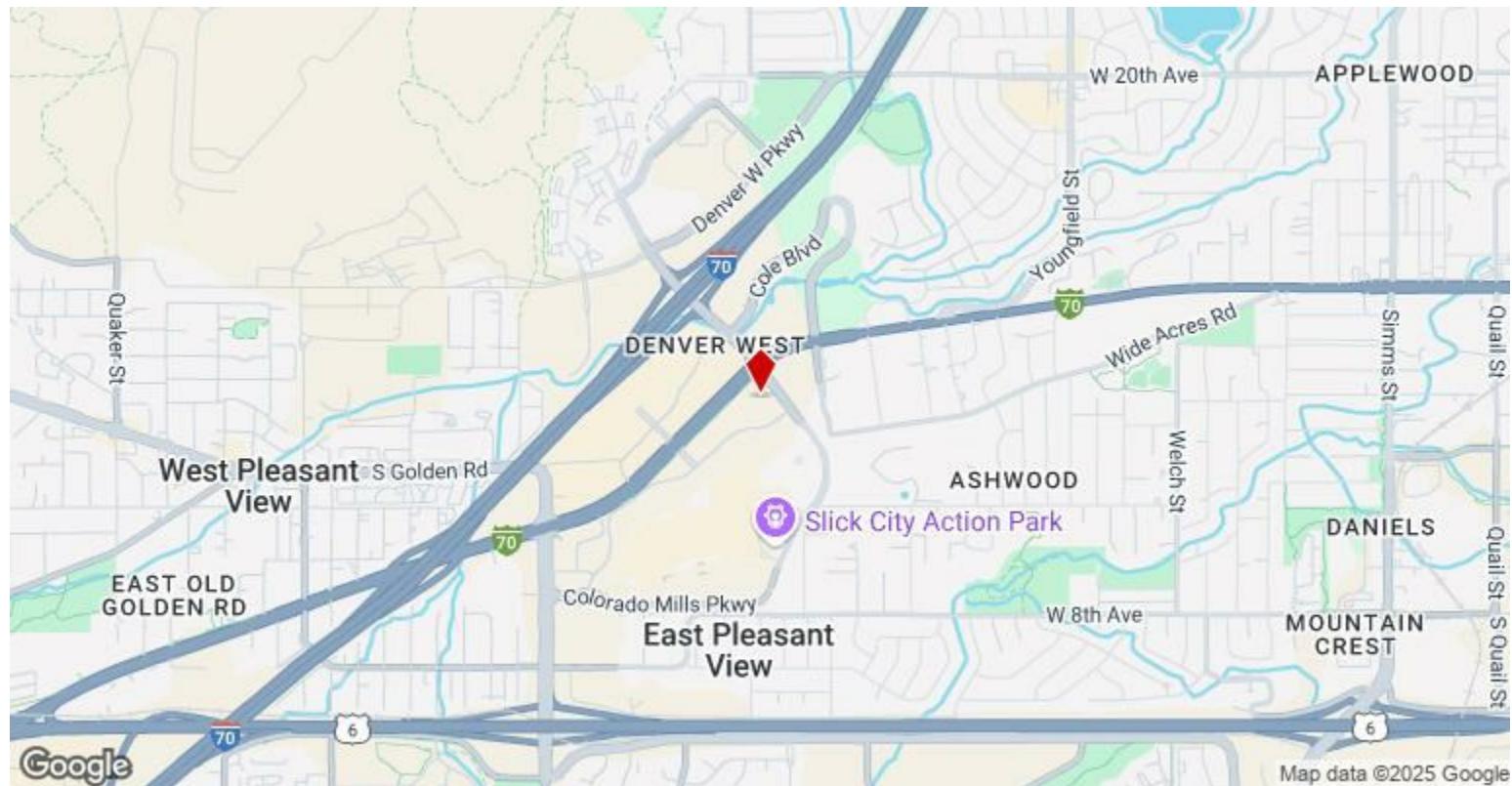
Rent from \$32.00 - \$36.00 per square foot. This fully built-out restaurant space is in excellent condition and ready for immediate use. Located in a high-visibility endcap unit, it features an enclosed outdoor patio and indoor seating for up to 102 guests, offering a flexible dining environment. The 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.

Major Tenant Information

Tenant
Sleep Number

SF Occupied
-

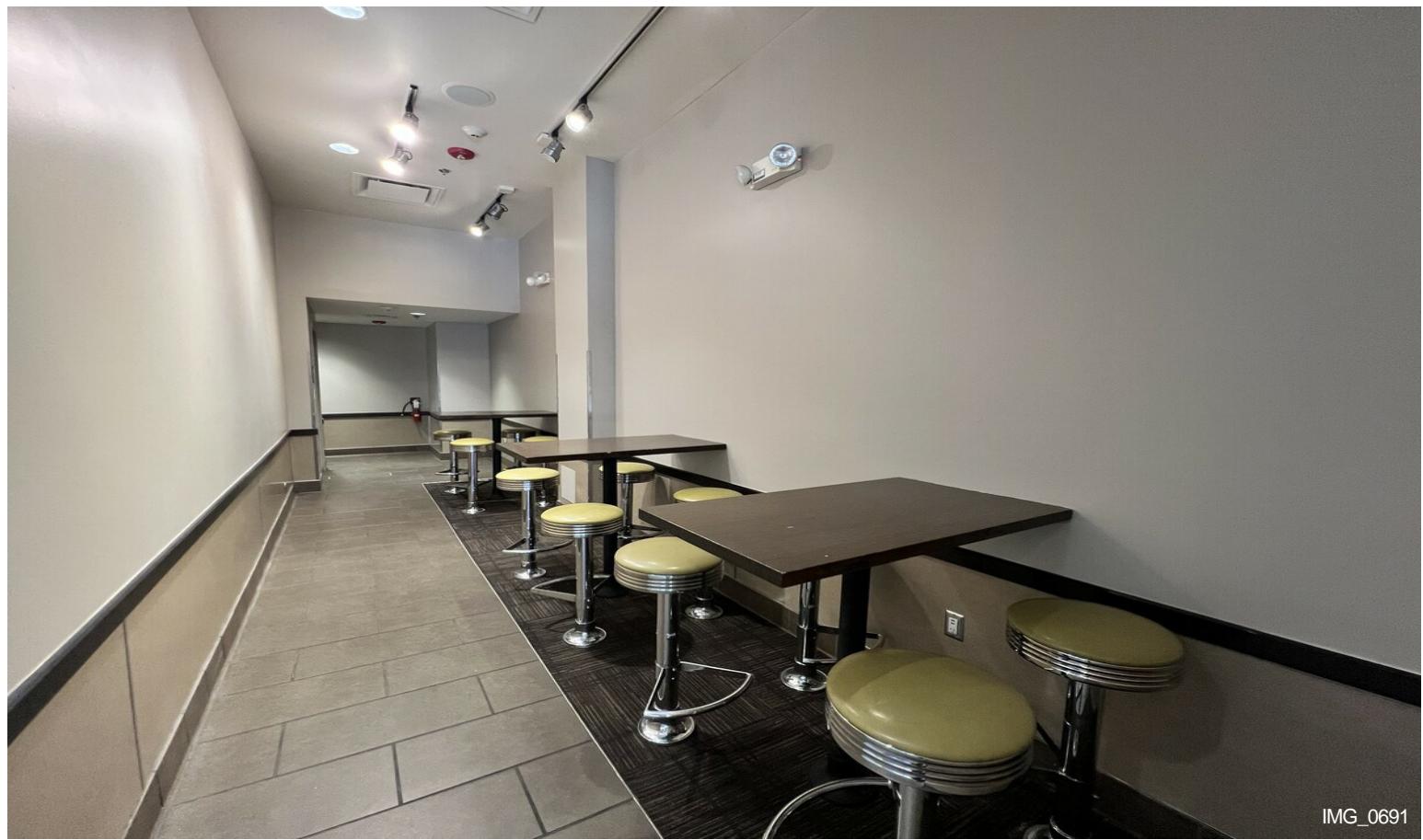
Lease Expired
September 2023



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Property Photos



Property Photos



IMG_0693



IMG_0694

Property Photos



IMG_0695

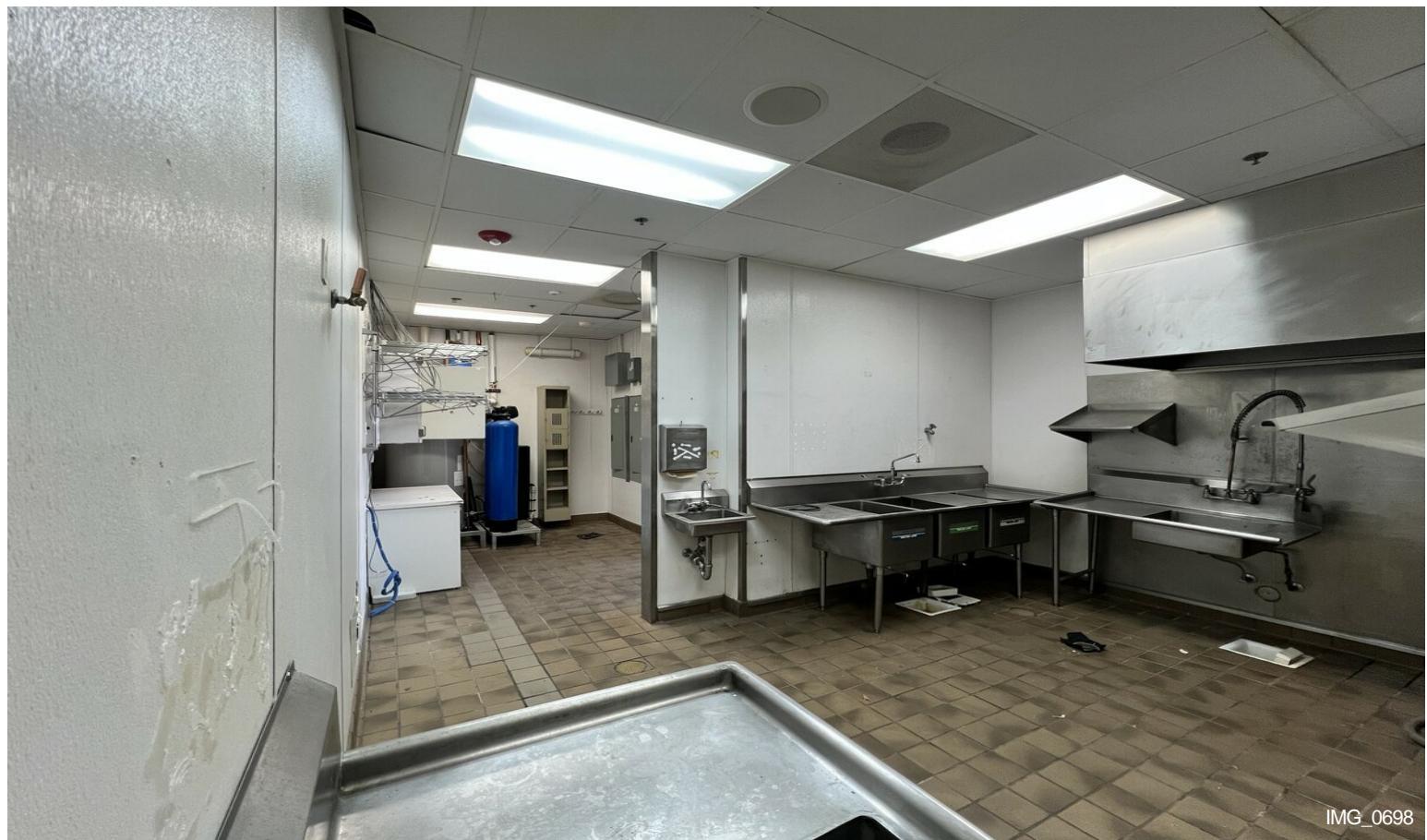


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Property Photos

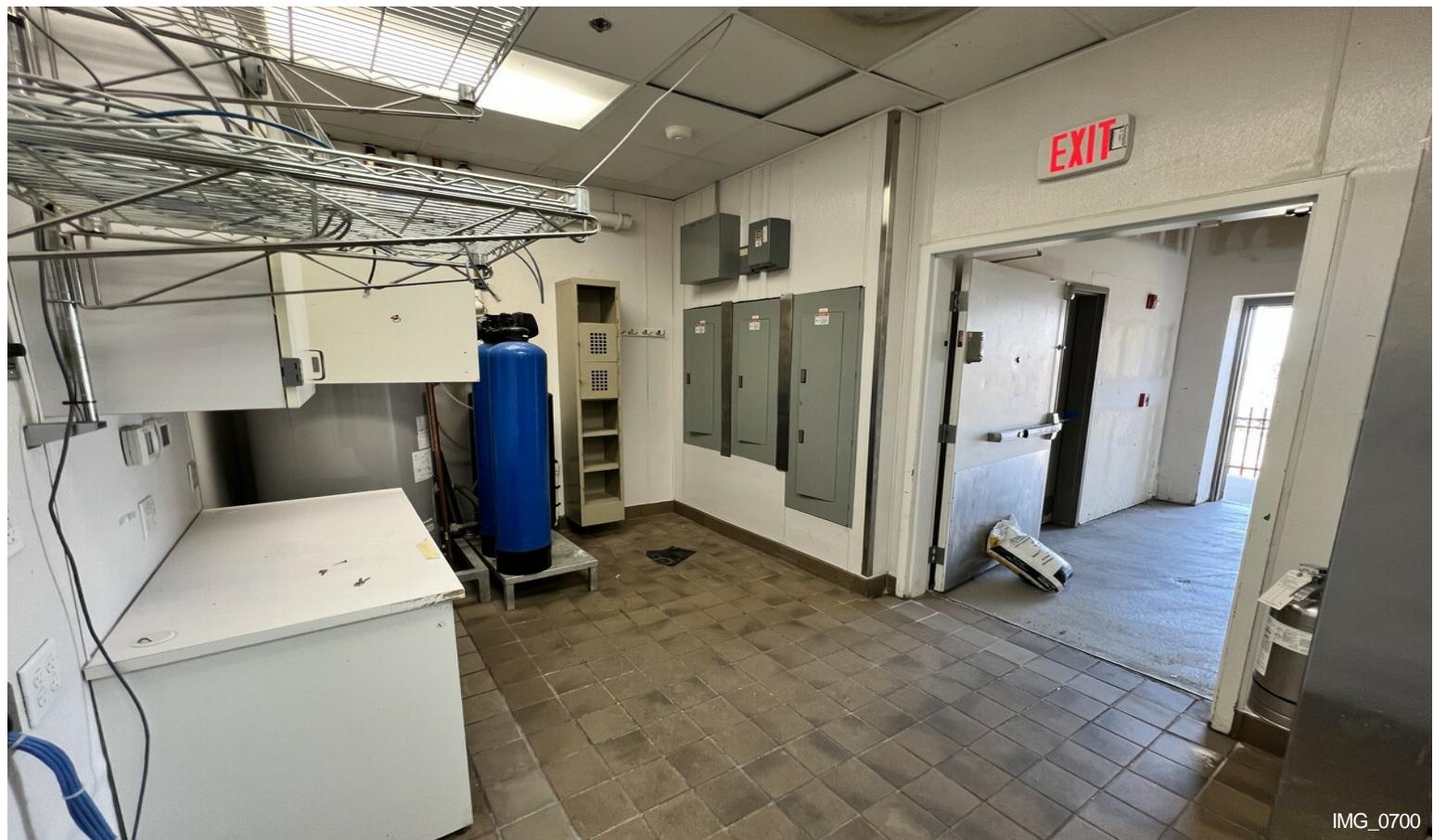
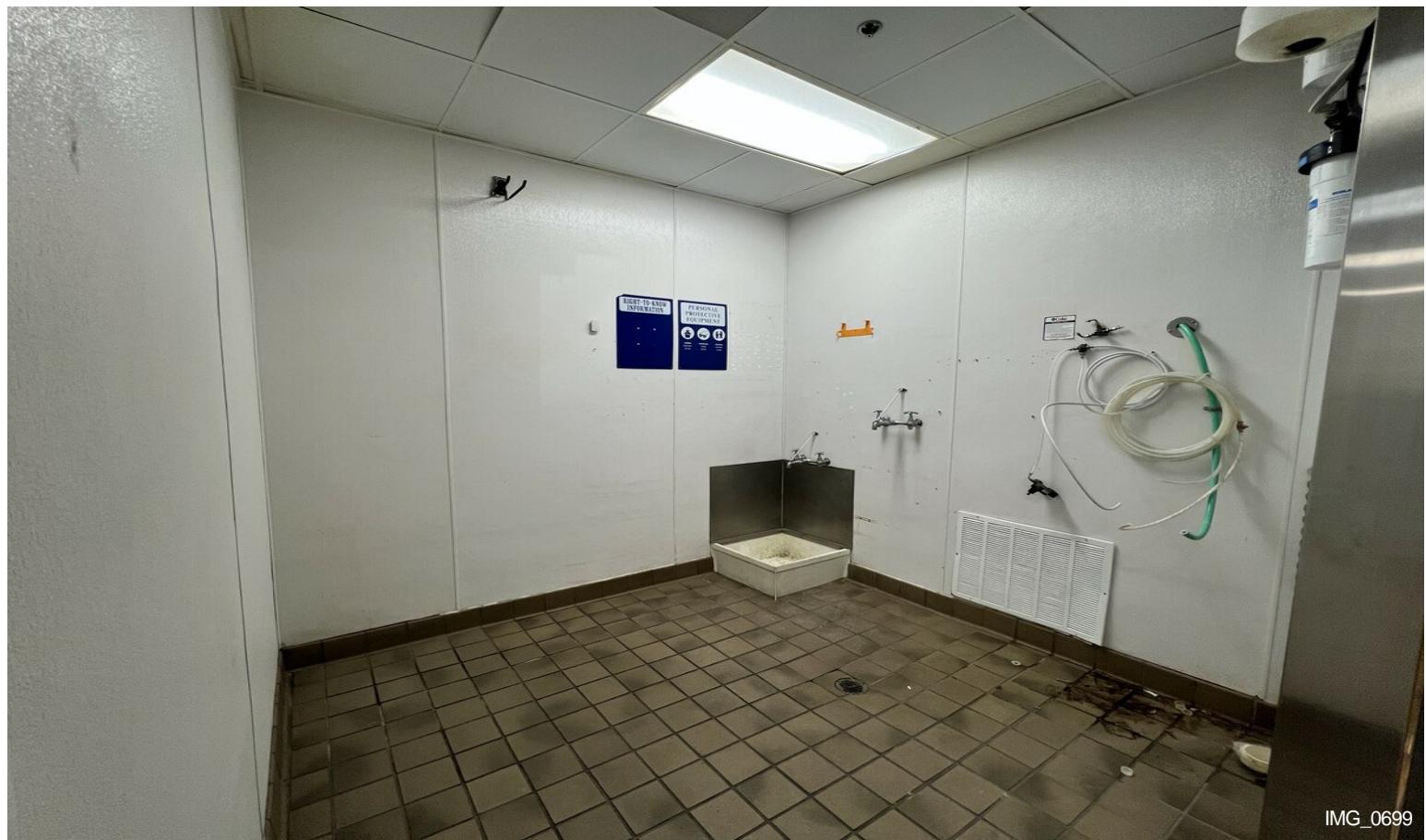


IMG_0697



IMG_0698

Property Photos



Property Photos



IMG_0701



IMG_0702

Property Photos



Property Photos



Building Photo

Property Photos



Building Photo



Building Photo

Property Photos



Property Photos



Other



Other

Property Photos



Property Photos



Property Photos



Building Photo



Building Photo

Property Photos



Building Photo



Building Photo

Property Photos



Property Photos

