

RETAIL FOR LEASE & PAD SITE GROUND LEASE

# INTERPLAZA WEST

17120 & 17160 W Colfax Avenue | Golden, CO 80401



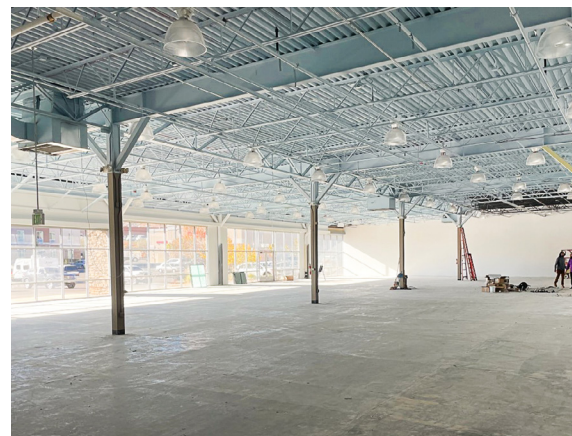
## LISTING DATA

**AVAILABLE:** ±7,522 SF | In-line Retail (Divisible)  
± 27,487 SF | Pad Site (Ground Lease)

**LEASE RATE:** NEGOTIABLE

### HIGHLIGHTS:

- Competitive lease rates, ownership willing to demise
- Adjacent to Home Depot, Kohls, and Staples
- Excellent exposure to I-70, Colfax, and 6th Avenue
- Directly across from 2 hotels
- Great daytime and evening demographics
- Surrounded by residential and commercial traffic
- Over 1 million SF of office and industrial space within a 2 mile radius of property



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**PAD SITES:**

- 1. Petco
- 2. Available (27,487 SF)

**INLINE RETAIL:**

- 3. Adio Chiropractor
- 4. Great Clips
- 5. Convenience Pet Hospitals
- 6. Available (7,522 SF)
- 7. Venice Nail Spa



**2022 TRAFFIC COUNTS**

W COLFAX AVE AT CORPORATE DR:  
W 6<sup>TH</sup> AVENUE AT US HWY 6:  
I-70:

In Excess of 18,671 VPD  
In Excess of 36,001 VPD  
In Excess of 120,656 VPD

**DEMOGRAPHICS:**

Radius	1 Mile	3 Mile	5 Mile
Population 2022	7,114	40,254	112,374
Average Household Income 2022	\$93,467	\$107,979	\$116,032

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