



16650 West Colfax Avenue

Golden, Colorado 80401

Property Overview

- Large 2.66 acre development pad site available for sale with infrastructure in place
- Large and medium box anchors including: Home Depot, Kohl's, Carmax, Duluth Trading Co, Petco and many more
- Very successful Hampton Inn located in Center
- High traffic counts with over 65,000 vehicles per day
- Monument Signage visible from on-ramp to I-70 and E-470
- Great visibility from new RTD West Rail Line
- Close to Federal Center, new St. Anthony's Campus and the Jefferson County Complex (Taj Mahal)

Property Facts

Lot Size:	2.66 AC(115,901 SF)
Uses:	Retail
Zoning.:	PUD

Sale Price: Contact Broker

For more information:

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Land For Sale
16650 W. Colfax Ave
Golden, Colorado



Traffic Counts Vehicles/Day

6th Avenue & W. Colfax Ave	35,000
C-470 & W. Colfax Ave	21,178
I-70 & C-470	90,000
I-70 & West 6th Avenue	62,834

*Source: SitesUSA



For more information:

Demographics	1 Mile	3 Mile	5 Mile
Population	7,977	42,624	106,990
Average Household Income	\$69,804	\$74,538	\$70,866
Median Disposable Income	\$41,748	\$45,711	\$43,491

*Source: Esri

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