

RETAIL SPACE FOR LEASE

18455 W Colfax Ave. | Golden, CO 80401



LEASE RATE
\$29/SF NNN



SPACE AVAIL.
4,070 SF

Located at **18455 W Colfax Ave.** in Golden, CO, this 4,070 SF retail space offers a rare opportunity in one of Colorado's most vibrant areas. The building sits just off I-70 (82,000± VPD) and is five minutes from Red Rocks Amphitheatre, one of the world's most visited concert venues.

The space features:

- Expansive ceilings
- Retail garage doors
- Spacious patio area
- Modern construction
- Excellent visibility and access
- Surrounded by new development

Whether you're an established operator or launching your first concept, this high-traffic location puts your business at the gateway to the foothills.

NORTHPEAK TEAM

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HIGHLIGHTS

- Glass storefront garage doors
- Large patio space
- Easy access to I-70
- Close proximity to Red Rocks Park and Amphitheatre
- Adjacent to new developments



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DEMOGRAPHICS	1 MILE	3 MILES	TRAFFIC			
			COLLECTION STREET	CROSS STREET	TRAFFIC	DISTANCE
Population	340	25,477	Dirt Rd.	C-470 E	83,437	0.33 mi
Households	124	10,106	I-70	HWY 93	83,461	0.28 mi
Median Age	44.40	39.90	Hogback Rd.	HWY 40 N	13,837	0.18 mi
Median HH Income	\$165,151	\$112,062	HWY 40	HWY 93	11,785	0.07 mi

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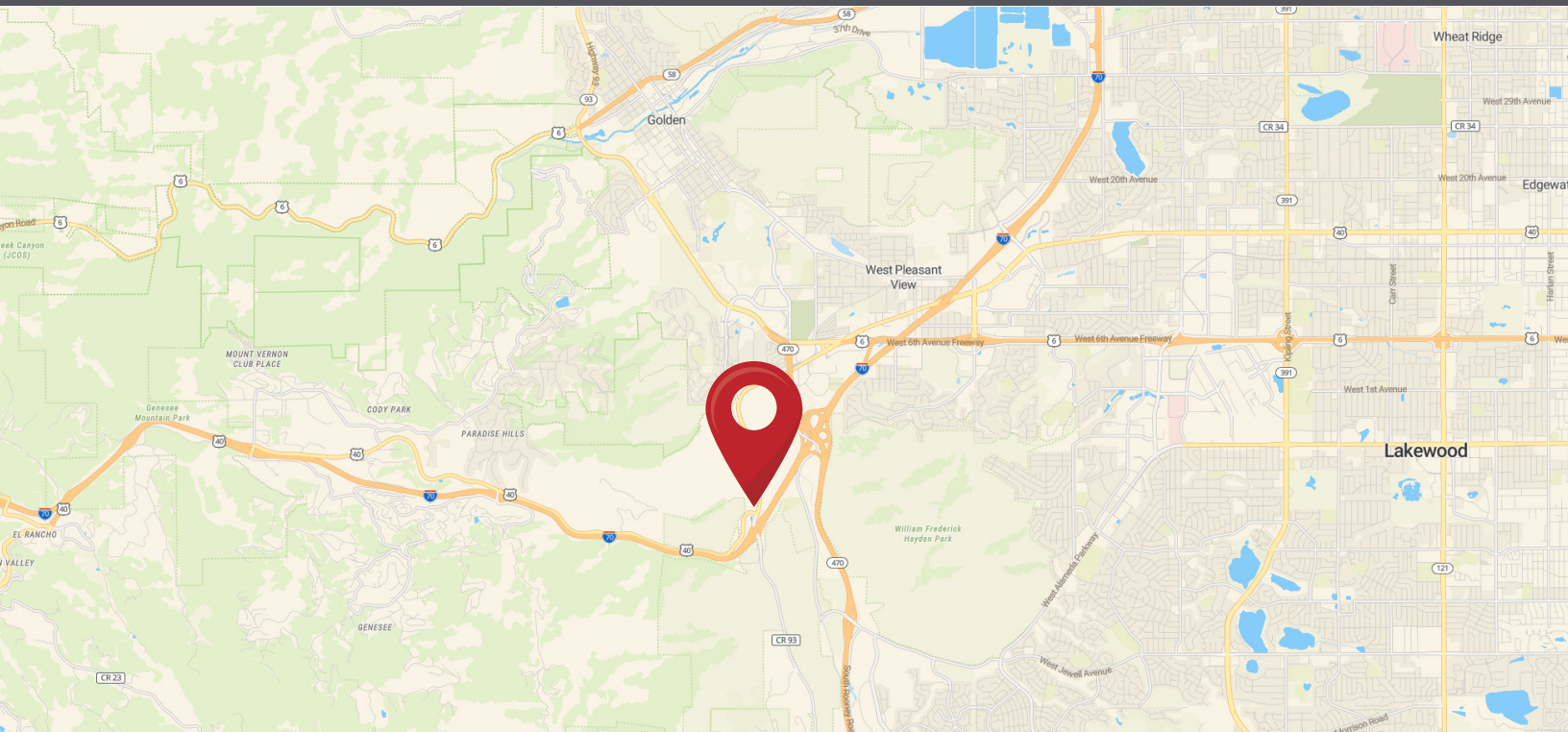
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NORTHPEAK[®]
COMMERCIAL ADVISORS

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