

FOR LEASE

16950 W COLFAX AVE

16950 W. COLFAX AVE., GOLDEN, CO 80401

RETAIL | **1,373 SQUARE FEET**



PROPERTY HIGHLIGHTS

- Unbeatable Access from Hwy 40 to I-70, W Colfax, 6th Avenue, & C470
- Great Demographics and Density
- Bellco Credit Union With Drive Thru Going in Next Door
- Adjacent to Home Depot, Kohl's, and Other National Tenants
- Stable Center with Long Term Tenants
- Colorado Mills Trade Area
- Great Access & Visibility



DEMOGRAPHICS (2023)

	1 MILE	3 MILE	5 MILE
Est. Population	8,284	45,193	119,087
Avg. HH Income	\$111,417	\$125,572	\$137,646
Total Employees	10,046	48,767	96,307

AXIO Commercial Real Estate represents that it has not made a physical inspection of the Property and has no actual knowledge of any defects in the Property except as identified in writing to the Buyer. The Buyer has been advised by Broker to make an investigation of the Property at its own expense, which investigation should include without limitation the availability of access, utility services, zoning, environmental risks, soil conditions, structural integrity and mechanical systems.

[CLICK HERE FOR BROKERAGE DISCLOSURES](#)

John Livaditis
303.592.7300
john@axiore.com

FOR LEASE

16950 W COLFAX AVE

16950 W. COLFAX AVE., GOLDEN, CO 80401



TRAFFIC COUNTS:

34,683 VPD - W. 6th Ave.
19,389 VPD - W. Colfax Ave.

John Livaditis
303.592.7300
john@axiore.com

AXIO Commercial Real Estate represents that it has not made a physical inspection of the Property and has no actual knowledge of any defects in the Property except as identified in writing to the Buyer. The Buyer has been advised by Broker to make an investigation of the Property at its own expense, which investigation should include without limitation the availability of access, utility services, zoning, environmental risks, soil conditions, structural integrity and mechanical systems.