

Lakewood Multi-Tenant Retail Center

11712, 11716, 11718, 11720 & 11730 W. Colfax Ave., Lakewood, CO



For Sale: \$1,675,000

BUILDING OVERVIEW

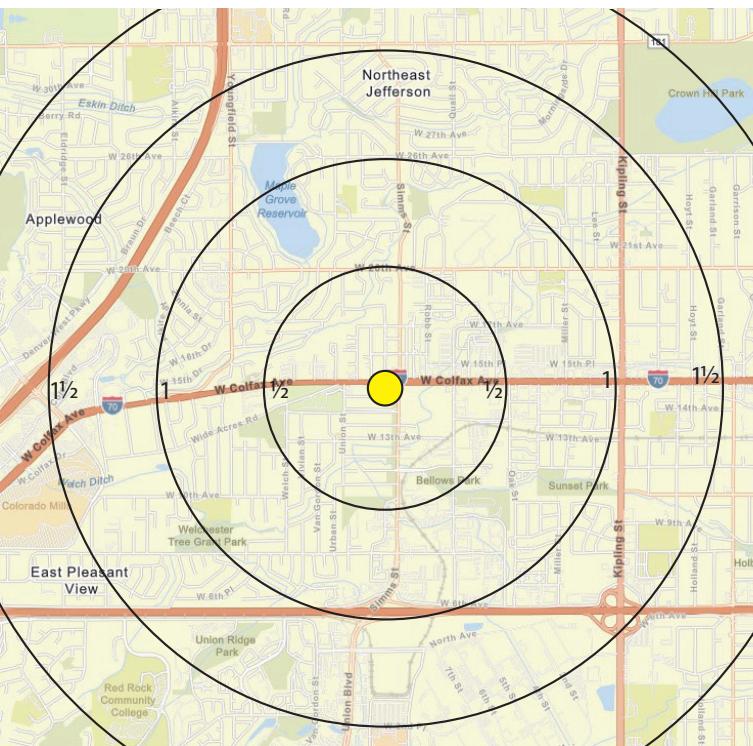
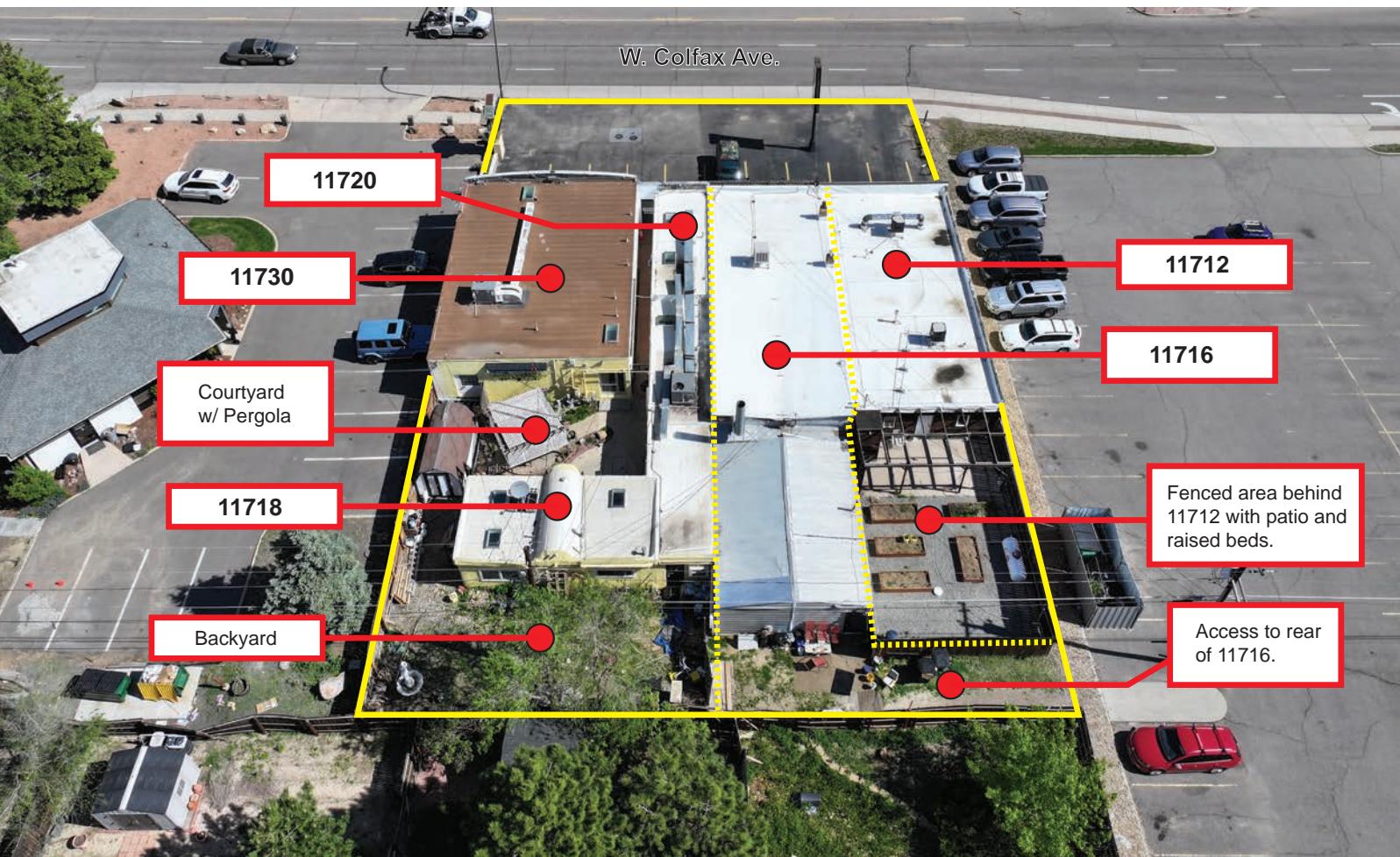
PROPERTY NARRATIVE

11712 Building: YOC:	1,482± SF 1951
11716 Building: YOC:	1,584± SF 1951
11718 Building: YOC:	420± SF 1960
11720 Building: YOC:	957± SF 1946
11730 Building: YOC:	1,746± SF 1946
Taxes:	\$35,010 (2024 payable in 2025)

The entirety consists of 6,189 SF of buildings and 12,915 SF of land. The broker shows approx. 572 add'l SF from a shed not shown on the Assessor records for the 11716 Building. The center is offered at \$1,675,000.

Gross Income of \$120,662 with 100% occupancy.

The property is located on W. Colfax Ave., just west of Simms St., and offers good access to I-70 which is only 1½ miles to the west. The center offers good visibility and high traffic counts. Numerous retail and restaurant amenities are nearby with a Taco Bell and Arby's located just across the street.



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	11,931	82,539	255,671
Households	5,471	36,904	109,034
Median HH Income	\$72,312	\$77,554	\$78,731
Median Age	41.10	41.10	39.80
Traffic	24,581 vpd - W. Colfax Ave @ Swadley St. (2024)		

Source: CoStar 2025