

Lakewood Multi-Tenant Retail Center

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



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BUILDING OVERVIEW

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

PROPERTY NARRATIVE

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.

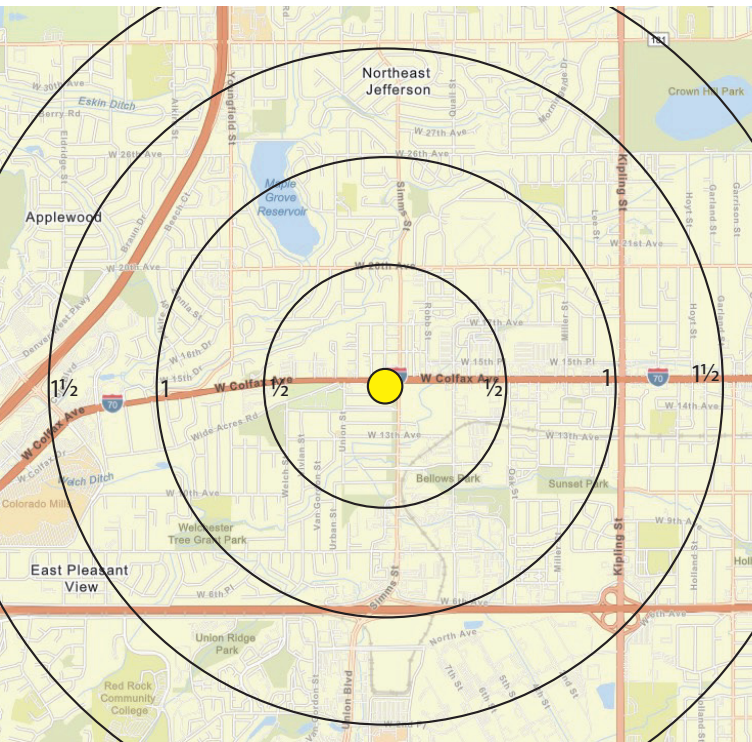
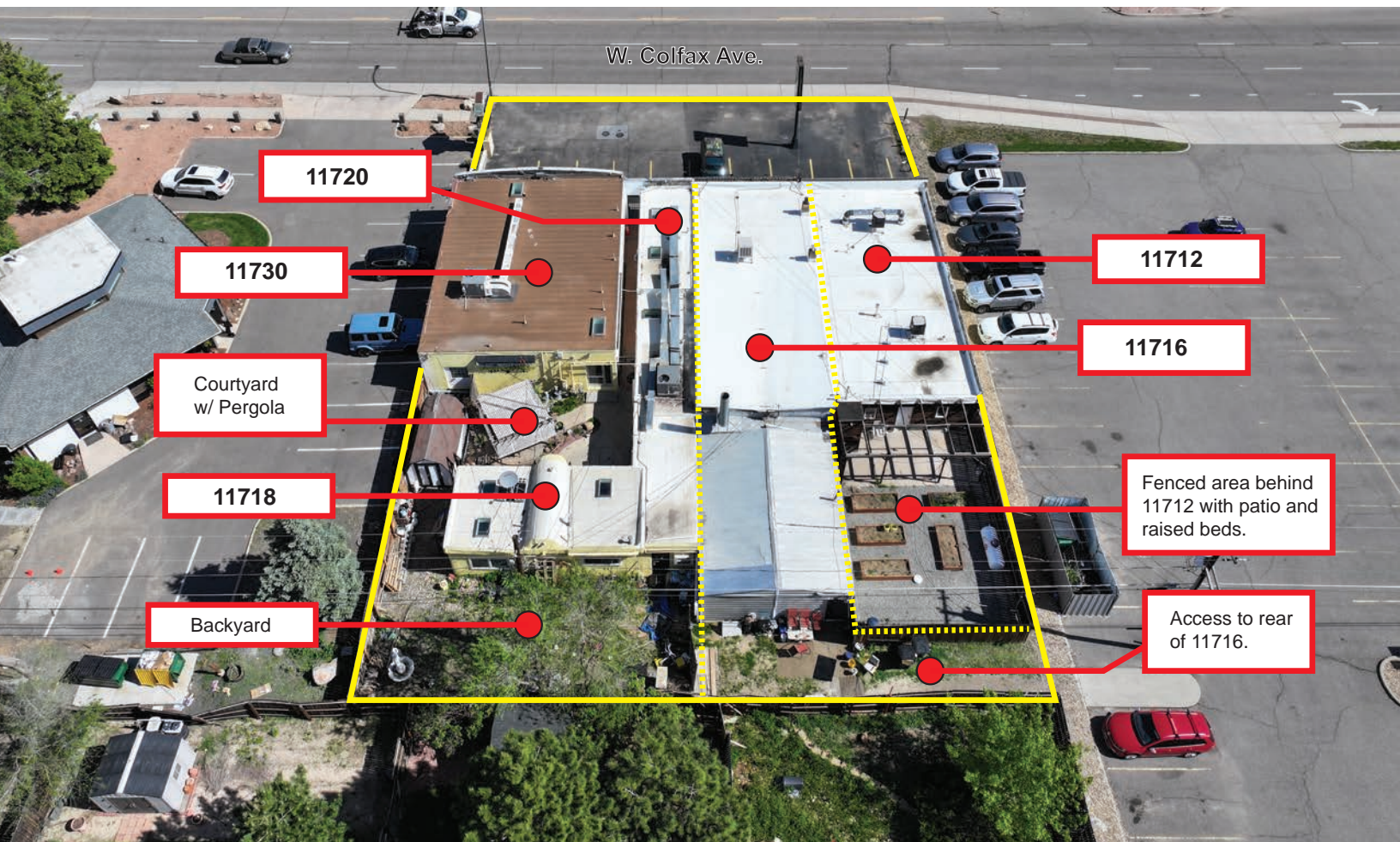
Gross Income of \$120,662 with 100% occupancy.

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 Arbys located just across the street.

Fuller Real Estate
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**Brokerage Disclosure
to Buyer**

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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