

AVAILABLE 1.37 AC



ASSEMBLAGE NE CORNER OF COLFAX & KENDALL

Lakewood, CO 80214

Property Overview

- Large corner lot at the intersection of West Colfax Avenue & Kendall Street
- Three (3) free-standing buildings totalling 5,844 SF
- M-G-U zoning allows for a variety of uses including multi-family, retail, office, restaurant, and more
- Located within the West Colfax Avenue Corridor Reinvestment Area
- Less than half a mile from Lamar RTD Light Rail Station
- Lakewood supported Dev Area

Rates : Contact Broker

Property Facts

Lot Size 1.37 AC (59,703 SF)

Bldg Size 5,844 SF Total

Zoning M-G-U
[\(Click for zoning info\)](#)

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ASSEMBLAGE NE CORNER OF COLFAX & KENDALL

	6295 W. Colfax	1510 Kendall	1523 Jay	6203-05 W Colfax
Ground Size	22,878 SF	16,875 SF	19,950 SF	19,950 SF
Building Size	1,238 SF	3,170 SF	1,414 SF	N/A
Building Use	Auto Sales Office	3 Bay Auto Services	Salvage Yard Office	N/A
Current Use	Vacant	Vacant	Leased M-T-M	Vacant Ground
Lease Rate	\$9,000 per Month/NNN	\$9,000 per Month/NNN	\$9,000 per Month/NNN	N/A
Annual NNN Expenses	\$19,447.48	\$18,676.82	\$17,603.06	
Monthly NNN Expenses	\$1,620.62	\$1,556.40	\$1,466.92	

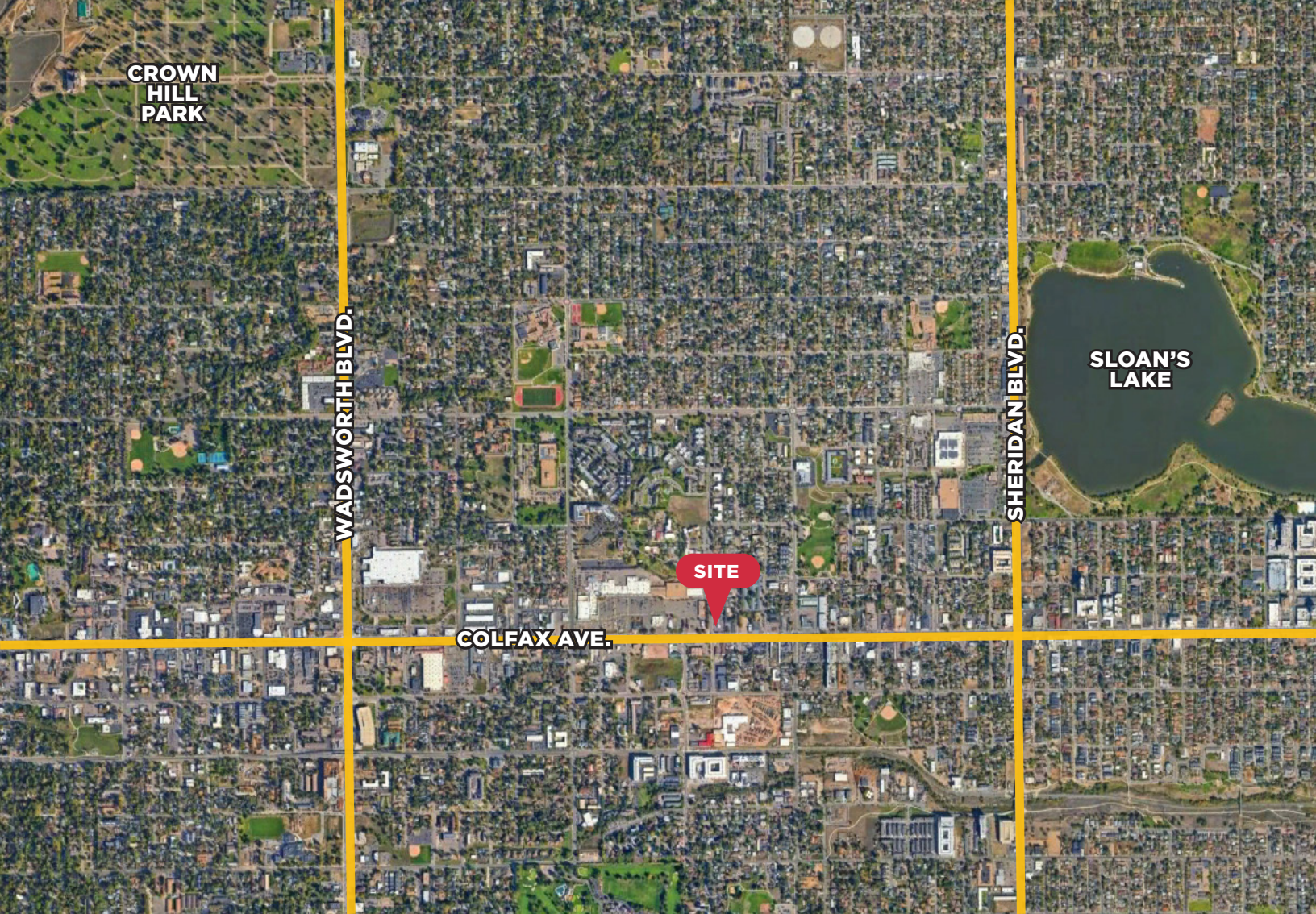




6295 W. COLFAX



POSSIBLE TOTAL ASSEMBLAGE
79,653 SF



Traffic Counts

Daily Volume

W Colfax Ave @ Kendall St	34,000
Harlan St @ W Colfax Ave	3,400
W 14th Ave @ Harlan St	6,000

Demographics

	1 Mile	3 Mile	5 Mile
Population	21,092	164,407	450,871
Households	9,409	69,039	201,860
Average HH Income	\$64,509	\$79,248	\$83,212
Daytime Employees	9,409	66,930	296,948



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