



QUICK FACTS

AVAILABLE SF

370 – 1,428 SF

FIVE SUITES AVAILABLE

LEASE RATE

\$10.00 + \$2.31 CAM

PSF/YR MOD GROSS (EST. 2026)

LEASE TYPE	Modified Gross
USE	Retail / Office
TENANCY	Multi-tenant
CITY / COUNTY	Lakewood · Jefferson
YR BUILT	1958
BLDG SF	17,500 SF
ZONING	M-N-U
STORIES	2
PARKING	56 spaces (3.20/1,000)
TRAFFIC COUNT	±27,000 VPD

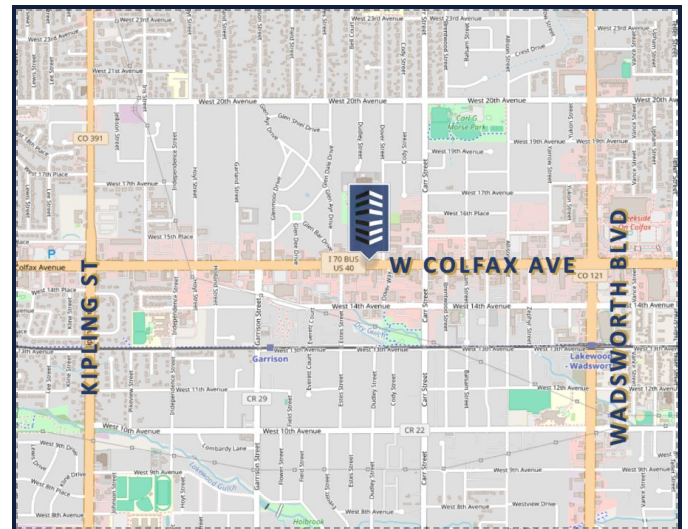
PROPERTY OVERVIEW

8646 W Colfax Avenue is a 17,500-square-foot, two-story multi-tenant retail and office building sitting directly on West Colfax Avenue, one of Lakewood's oldest and most heavily traveled commercial corridors, with roughly 27,000 vehicles passing the front door each day. Built in 1958 and held in long-term ownership, the building has been steadily updated suite by suite: newer flooring, fresh paint, new lighting, and plumbing rough-ins already in place in several of the ground-floor spaces.

The ground floor is a run of storefront suites under a continuous covered walkway, each with wide display glass, its own street entry, and building signage facing Colfax — a natural fit for retail, salon, studio, wellness, and neighborhood service users. The second floor is reached from a secured interior entry and holds smaller office and treatment suites sized for solo practitioners, creatives, and small professional firms. Suites are demised from 370 to 1,428 SF, so a tenant can start small and grow inside the building. Zoning is M-N-U and the property sits within a Colorado Enterprise Zone.

PROPERTY HIGHLIGHTS

- **Prominent West Colfax Frontage** — building signage facing the corridor.
- **±27,000 Vehicles Per Day** — on W Colfax Ave at the front door.
- **Two Curb Cuts** — to W Colfax Ave for easy customer access.
- **56 Surface Parking Spaces** — 3.20 per 1,000 SF, well above most Colfax storefronts.
- **Across from Whitlock Rec Center** — ½ mile to Garrison Station on RTD's W Line.
- **Suites from 370 – 1,428 SF** — ground-floor retail and second-floor office.
- **Modified Gross, 1 – 3 Year Terms** — Enterprise Zone incentives may apply.



LOCATION — W COLFAX AVE & DUDLEY ST, LAKEWOOD

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