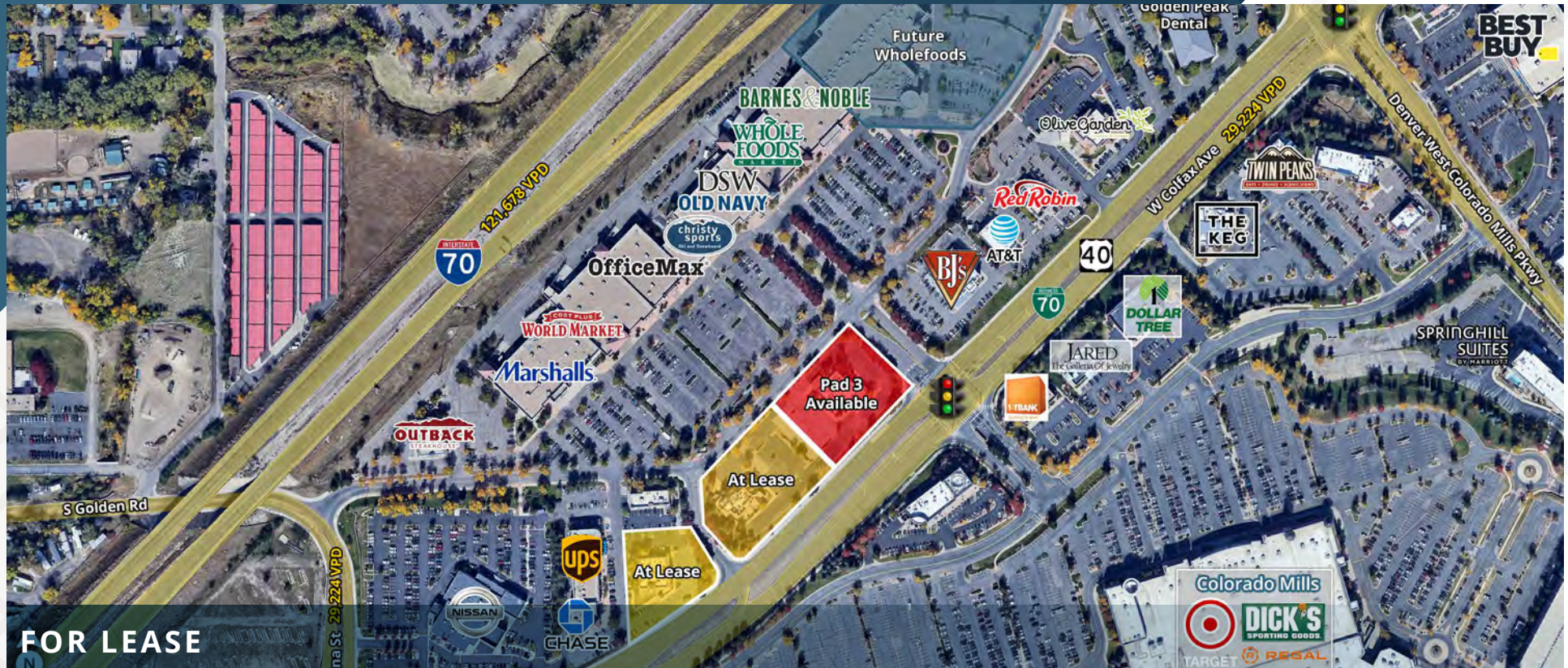


Retail Pad Sites Available in Denver West

14265 - 14285 W Colfax Ave | Lakewood, CO 80401



AVAILABLE

- Pad 1 - AT LEASE
- Pad 2 - AT LEASE
- Pad 3 - AVAILABLE 1.92 AC

PRICING

Call Broker for Further Info

CONTACT

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tony.pierangeli@srsre.com

ABOUT THE PROPERTY

- Strong retail synergies in the trade area
- Limited pad site opportunities
- Pads have great visibility from Colfax Ave
- Strong connectivity to I-70 and W 6th Ave

TRAFFIC COUNTS

W Colfax Ave	29,224 VPD
Indiana St	38,515 VPD
I-70	121,678 VPD

Year: 2024 | Source: DRCOG

JOIN THESE RETAILERS:



DEMOGRAPHICS

	1 Miles	3 Miles	5 Miles
Population	5,407	63,671	176,119
Daytime Population	18,196	94,659	210,128
Avg. Household Income	\$157,930	\$138,176	\$143,594
Estimated Households	2,348	27,976	74,569

Year: 2024 | Source: Esri

Retail Pad Sites Available in Denver West

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PAD 1 - .85 ACRES



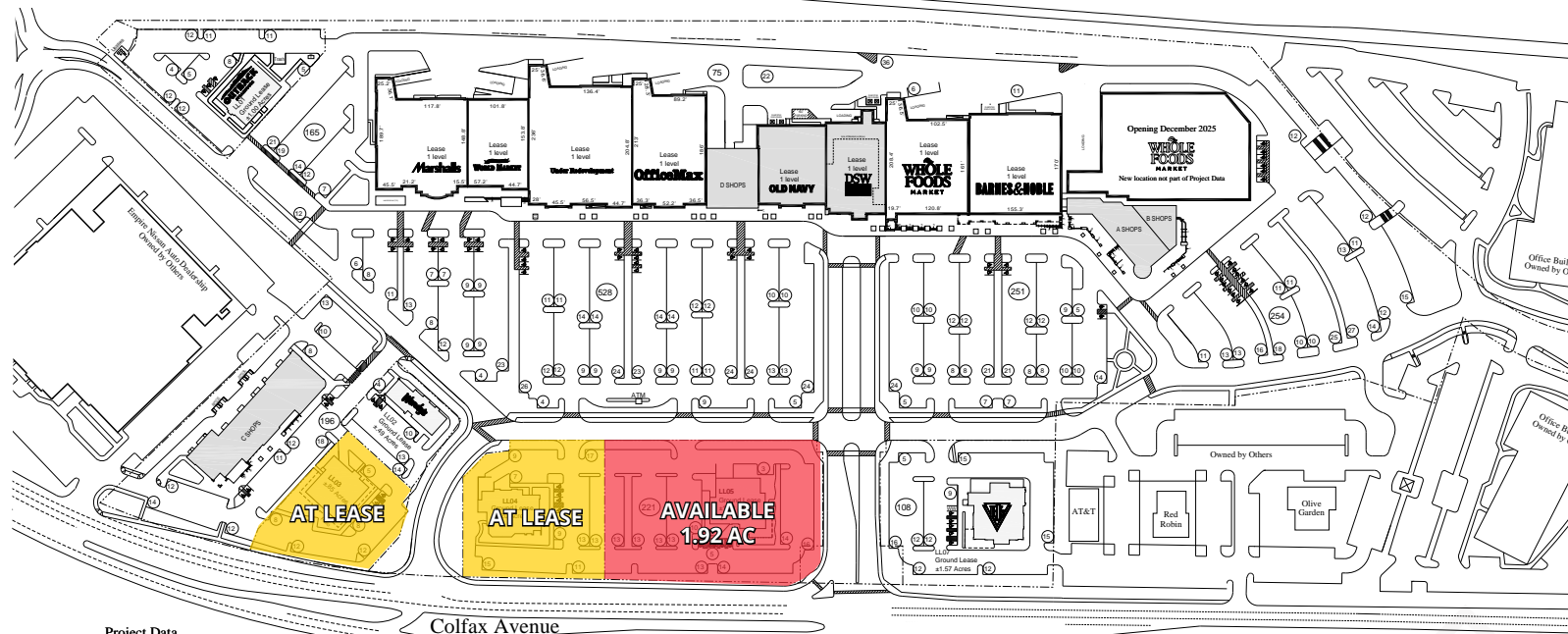
PAD 2 - 1.21 ACRES



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Interstate 70



Project Data

BARNES & NOBLE	26,246
OFFICE MAX	24,000
WHOLE FOODS MARKET	70,000





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