

FOR SALE
OR LEASE

18475 West
Colfax Avenue
Suite C-2

Golden, CO 80401



VIRTUAL
- TOUR -

- Plug & Play High End Retail/Flex Condo
- Expansive Ceilings & Natural Light
- Prime Golden Location at Gateway to Rocky Mountain
- Excellent Surrounding Retail and Amenities

Jeremy Reeves

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OFFERED AT:
\$2,750,000

Colliers is pleased to present for sale this 6,344-square-foot newer construction retail-flex condo with high end finishes in Golden, Colorado. The property is located in the Gateway Village at Red Rocks mixed-use project boasting top retail destinations, dining options, a destination hotel, and multifamily units. It is situated between downtown Golden and Red Rocks Amphitheater at the major junction of I-70 and 470 with direct access to the ski resorts and mountain towns or Downtown Denver. Surrounding businesses include Over Yonder Brewing's rotating craft beers, Vice Kitchen's Rocky Mountain-inspired cuisine, and Morris & Mae's espresso and cocktail bar. It is also home to Avalanche Harley-Davidson, Colorado's largest Harley dealer, and the Origin Hotel Red Rocks—ideal for concertgoers or a quick getaway to the mountains.

This unit consists 1,624 SF of curated second-floor office space and 4,720 SF of street-level retail/flex space with towering ceilings featuring two oversized roll-up doors that open to a spacious outdoor patio—perfect for enjoying the Colorado sunshine. Hence, the space can accommodate numerous types of specialty uses.



Newer Construction (2021) and
High-End Finishes



Retail Visibility and Exterior Signage



Expansive Glass Windows with Abundant
Natural Light



Easy Parking/Loading



Multi-use Space for Wide Variety of Uses

Property Features



Full-Size Kitchen & Bar



Prime Location: 1 Minute to
I-70/470 Intersection



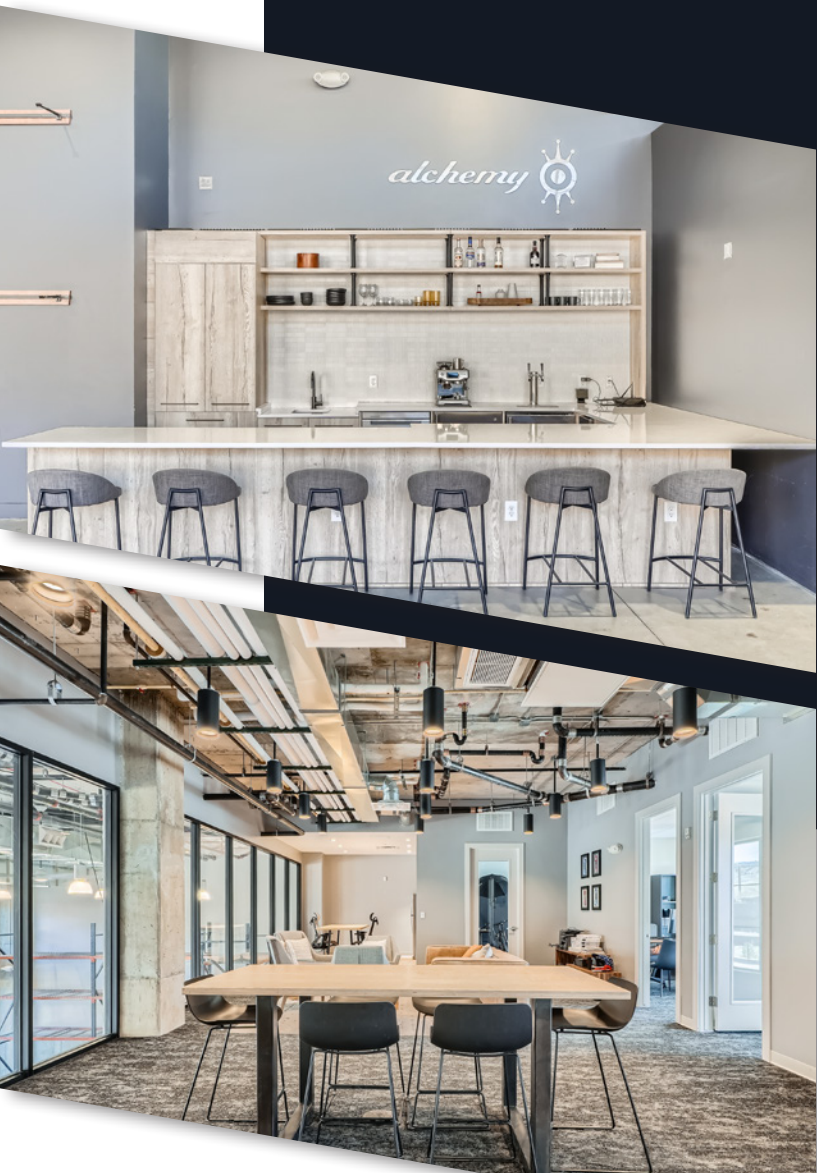
Two Large Glass Roll-Up Doors



4,720 SF of Ground-Level
Retail/Flex Space

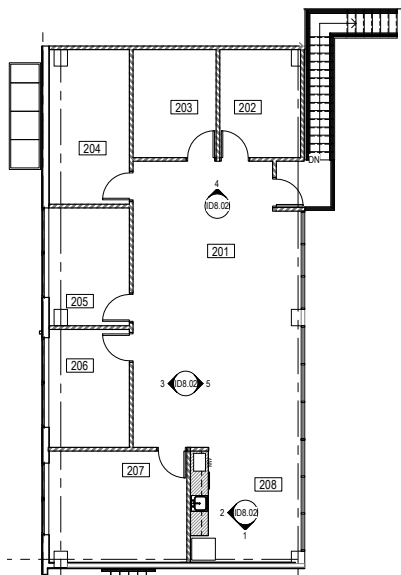


1,624 SF of High-End
Second-Floor Office

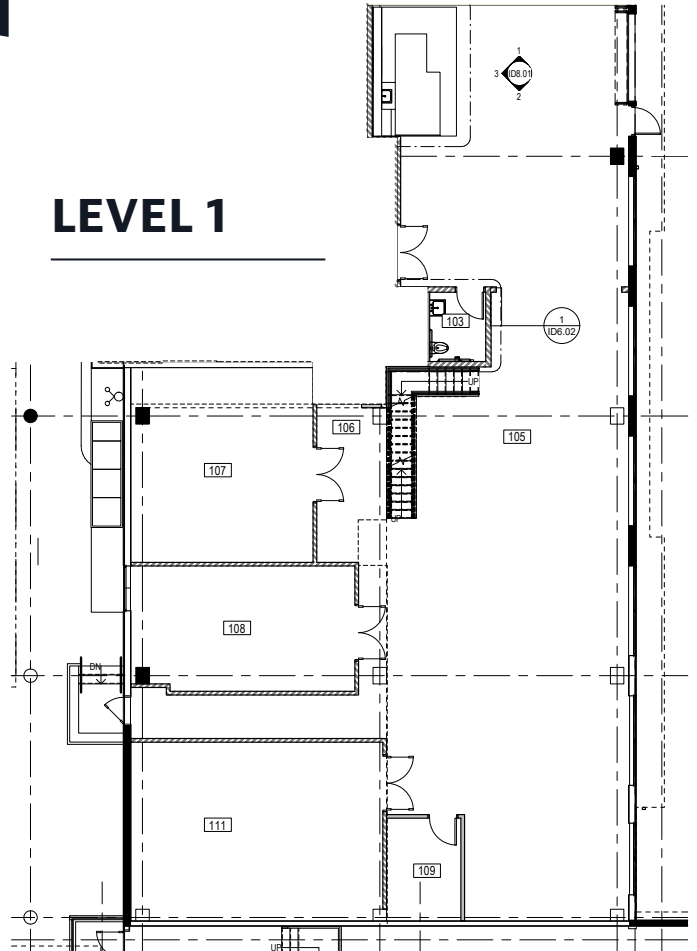


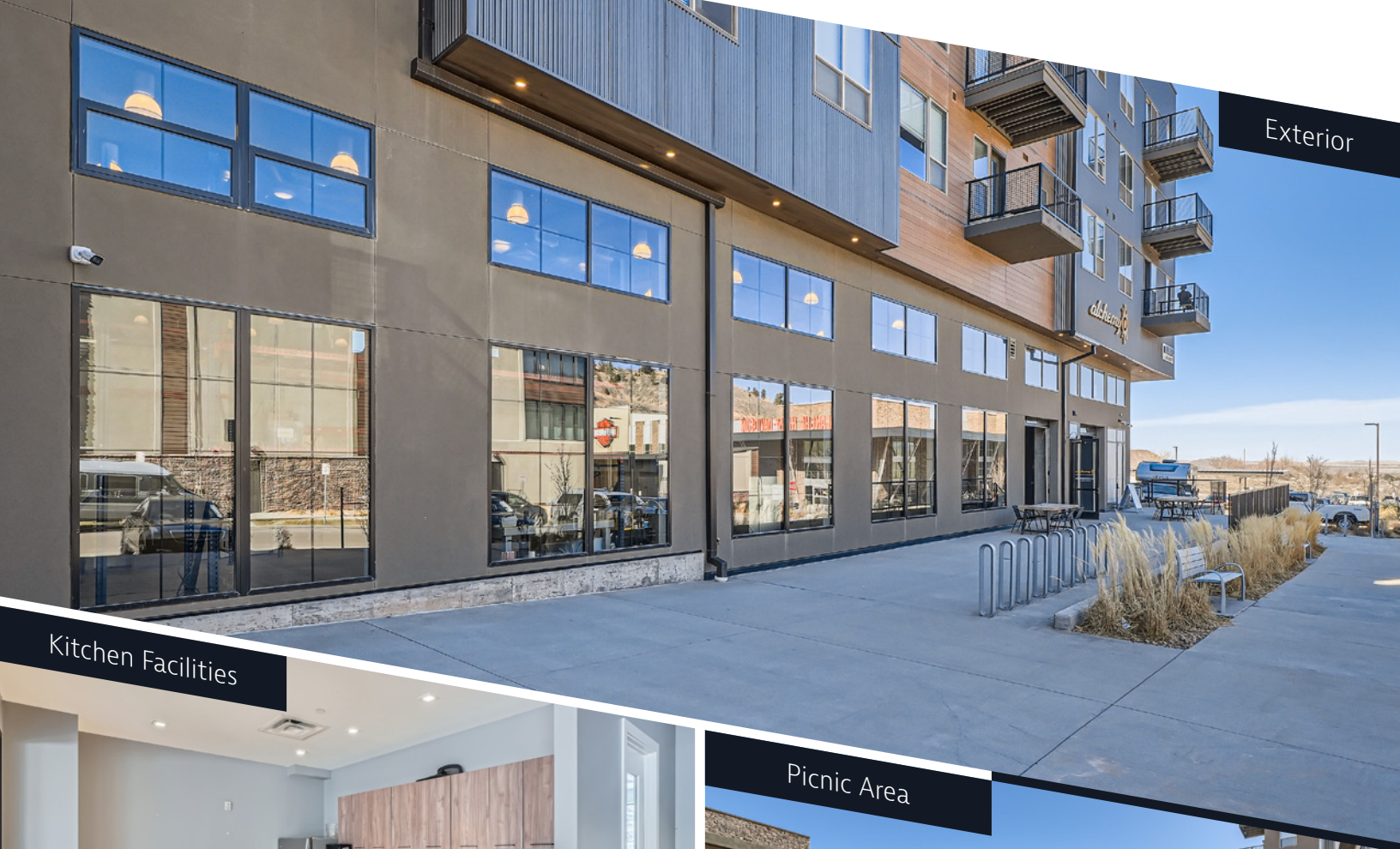


LEVEL 2



LEVEL 1





Kitchen Facilities

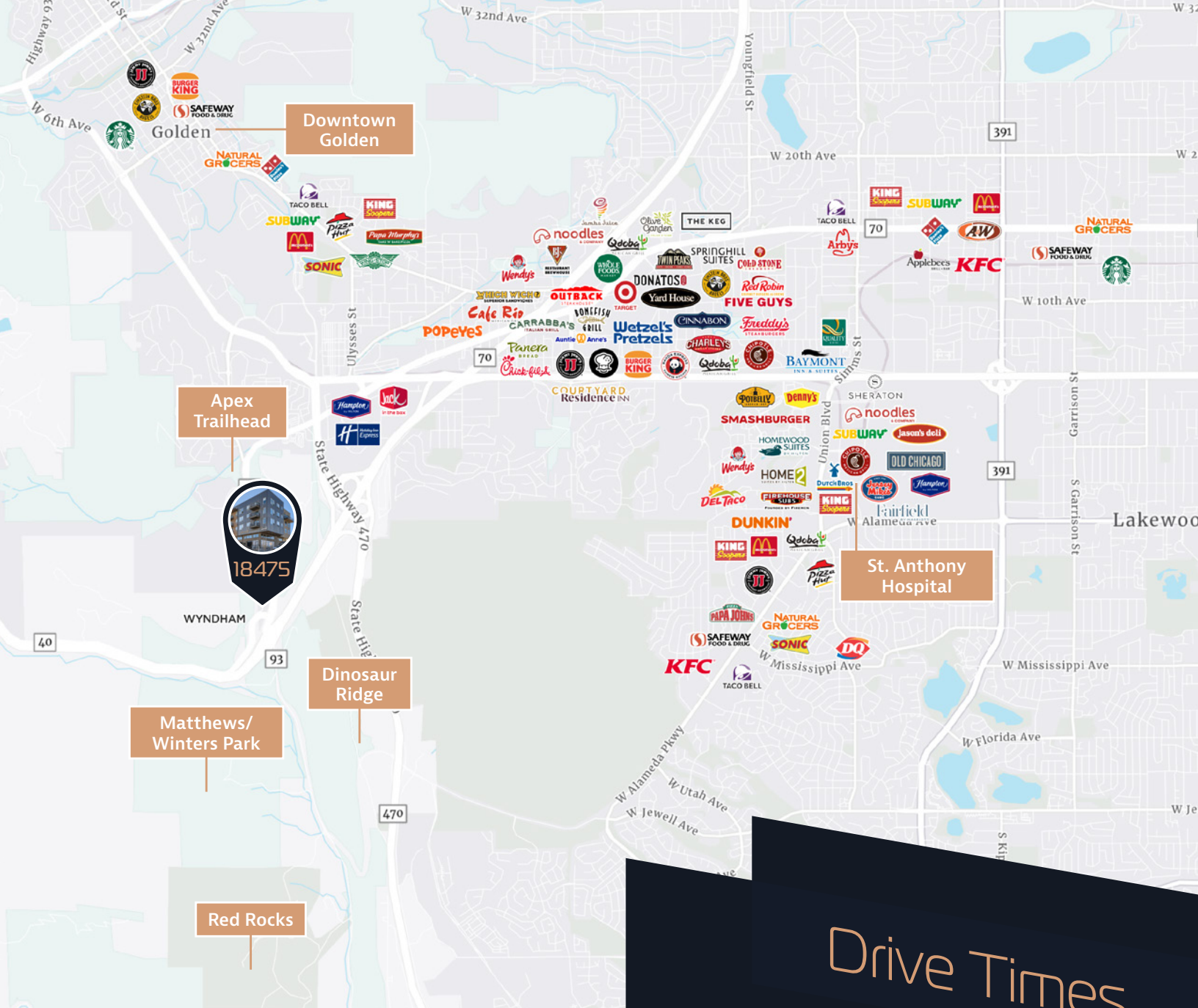


Office



Picnic Area





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Drive Times

Downtown Golden	5 Minutes
Downtown Denver	20 Minutes
Red Rocks	5 Minutes
Dinosaur Ridge & Matthews/ Winter Park Hiking/biking Trails	2 Minutes
Apex Trailhead	5 Minutes
DIA	40 Minutes
St. Anthony Full-Service Hospital	15 Minutes