



# Prime Commercial Lease Opportunity in Lakewood

Power, Space, and Possibility — All Under  
One Roof

1492 Ammons Street, Lakewood, CO 80214

±3,500 SF Building | ±8,712 SF Lot | Zoned for  
Versatility



# Strategic Location Advantage

Located just ¼ block off iconic West Colfax Avenue, this highly adaptable commercial space offers **excellent visibility**, smooth vehicle access, and quick connections to key corridors including Wadsworth Blvd and I-70.

Positioned in Lakewood's Eiber neighborhood—a vibrant mix of vintage charm and revitalized commercial energy—this location draws consistent local traffic while staying connected to the broader Denver metro area.

## Prime Visibility

Strong signage visibility near West Colfax Avenue ensures your business gets noticed

## Growth-Friendly District

Positioned in close proximity to parks, eateries, and light rail in a developing area

## Excellent Connectivity

Quick access to Wadsworth Blvd and I-70 for seamless transportation links



The property's strategic location in Lakewood's Eiber neighborhood combines the charm of an established area with the energy of commercial revitalization, creating an ideal environment for businesses looking to establish a strong presence in the Denver metro area.

**Rental Rate - \$16.00 S/F**  
**NNN - \$6.50 S/F**  
**Lease Term - Negotiable**

# Versatile Space Configuration

Built in 1959 and enhanced with durable finishes and flexible layout, the ±3,500 SF building includes multiple purpose-designed areas to accommodate diverse business needs.

## **±1,520 SF Warehouse**

Perfect for inventory, production, or rugged-use tenants with ample storage capacity

## **±864 SF Showroom/Retail**

Bright, engaging space full of display potential for customer-facing operations

## **±821 SF Workspace**

Ideal for collaboration, assembly, or studio use with functional layout

## **±247 SF Conference Room**

Generously sized and professionally styled for meetings and presentations

Additional amenities include a convenient kitchenette and 2 bathrooms, providing practical convenience for daily operations. The property features high ceilings, extensive natural light, and durable LVP flooring throughout most areas, creating a comfortable and functional environment.

Previously home to Weston Backcountry, existing fixtures, furnishings, and retail displays are available for purchase—offering a turnkey option for outdoor brands, creative companies, or experiential retailers.

# Outdoor Spaces & Additional Features

## ±214 SF Covered Patio

Excellent for client entertaining or outdoor break space, providing a versatile extension of your indoor operations

## ±350 SF Uncovered Patio

Secure and fenced, ideal for additional storage or outdoor display opportunities

## Additional Fenced Side Lot

Versatile yard storage or secure parking with gated access, adding valuable outdoor space for vehicles or equipment

These outdoor spaces significantly expand the property's usable area, providing flexible options for storage, customer engagement, employee amenities, or operational needs.



The combination of covered and uncovered outdoor spaces creates multiple options for expanding your business operations beyond the building's walls, whether for logistics, customer experience, or employee comfort.



# Robust Infrastructure

## Infrastructure That Delivers



### Powerful Electrical

220V Outlets with 3-Phase Power and combined 400-Amp Electrical Service provide ample capacity for equipment-intensive operations



### Logistics Access

Drive-In Door enables easy logistics and access for deliveries, equipment, and inventory management



### Durable Construction

Built in 1959 with subsequent enhancements, the building features high ceilings, extensive natural light, and durable LVP flooring throughout most areas

The property's robust infrastructure makes it suitable for a wide range of commercial applications, from light manufacturing and assembly to retail operations requiring significant power capacity and logistics flexibility.

# Property Highlights & Versatility

## Adaptable for Multiple Uses

1492 Ammons Street offers a rare blend of flexible layout, heavy-duty infrastructure, and prime location just off West Colfax. With a showroom warehouse, workspaces, and secure outdoor storage, it's move-in ready for retailers, creators, contractors, or makers looking for a space that's as versatile as their vision.

### 1 Retail Operations

Showroom space with excellent visibility and customer access

### 2 Office & Administrative

Professional workspace with conference room and amenities

### 3 Warehouse & Storage

Ample indoor and outdoor storage with logistics access

### 4 Creative Studio

Flexible space with natural light and durable finishes



The property's zoning and physical configuration support a wide variety of business types, making it an excellent option for companies seeking a space that can adapt to their specific operational needs without extensive modifications.

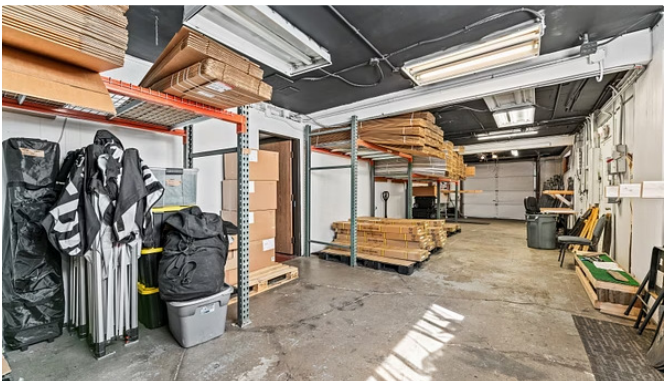
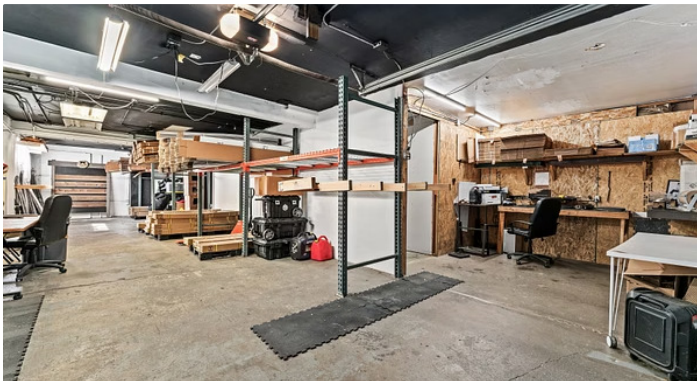
# Property Photo Gallery

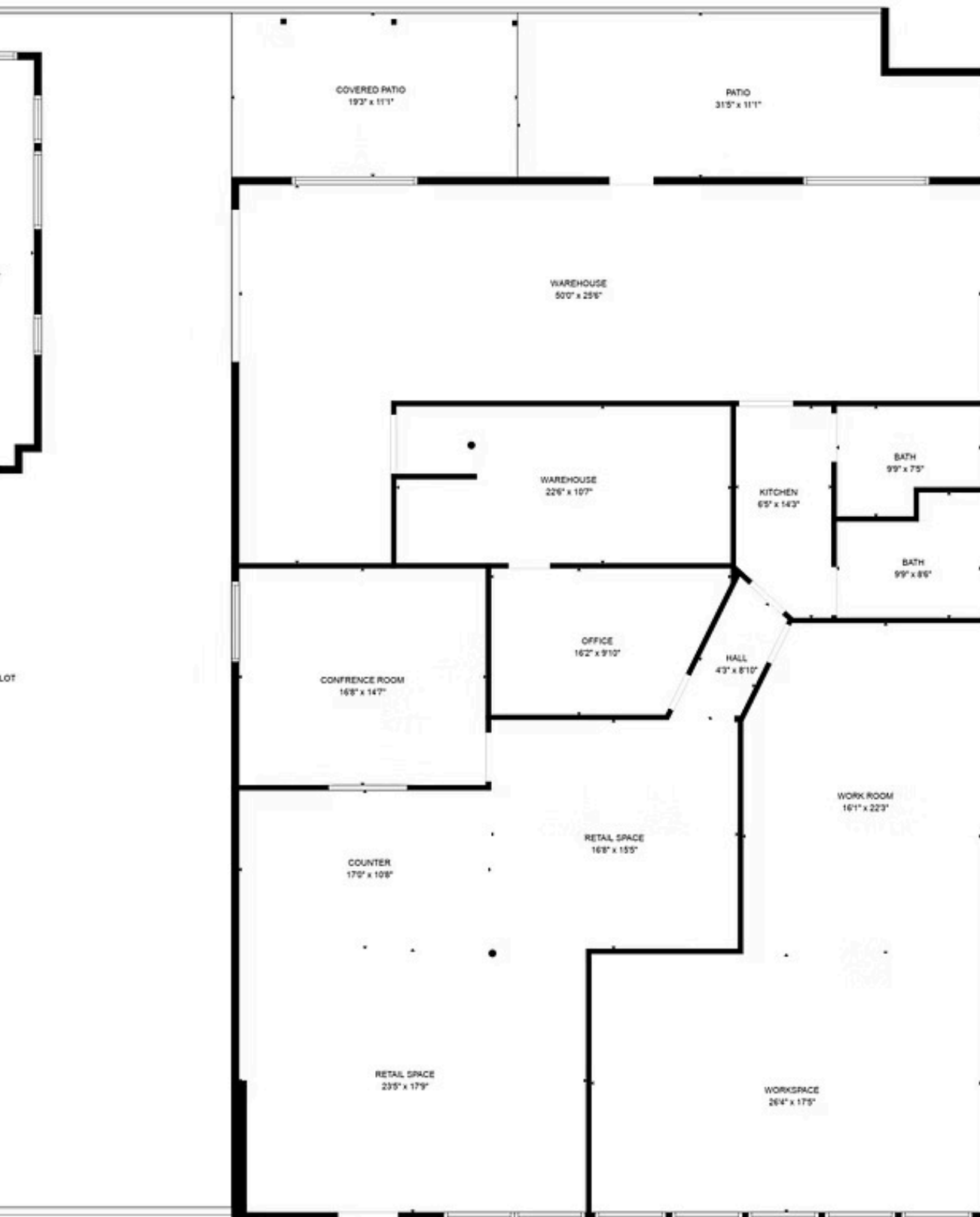
Experience the versatility and potential of 1492 Ammons Street through these professional photographs showcasing key areas of the property.



These images highlight the property's well-maintained condition, functional layout, and versatile spaces suitable for a wide range of commercial applications.

# Property Photo Gallery





# Property Floorplan

**3,500**

**Total Square Feet**

Building size offering ample space for diverse business operations

**8,712**

**Lot Square Feet**

Generous property footprint including building and outdoor areas

**1959**

**Year Built**

Solid construction with subsequent updates and enhancements

The floorplan illustrates the property's thoughtful layout, which combines warehouse, retail, office, and outdoor spaces in a configuration that supports operational efficiency and flexibility for diverse business types.



# Location & Neighborhood Context



## Prime Positioning

Just ¼ block off iconic West Colfax Avenue with excellent visibility and accessibility



## Transportation Links

Quick connections to key corridors including Wadsworth Blvd and I-70 for regional access



## Vibrant District

Located in Lakewood's Eiber neighborhood—a mix of vintage charm and revitalized commercial energy



## Traffic Patterns

Draws consistent local traffic while staying connected to the broader Denver metro area

The property's strategic location combines the advantages of a well-established neighborhood with excellent regional connectivity, creating an ideal environment for businesses that benefit from both local patronage and broader market access.

# Contact Information

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### Schedule a Viewing

Contact our team today to arrange a personal tour of this exceptional commercial property and explore how it can accommodate your business needs.

### Request Additional Information

For detailed specifications, lease terms, or answers to specific questions about the property, please reach out to our experienced commercial real estate professionals.