

# RETAIL FOR LEASE

1,500 SF TO 3,000 SF WITH W COLFAX AVE FRONTAGE



7063 W Colfax Avenue Lakewood, CO 80214

## Property Highlights

- » Located off West Colfax Avenue, just East of Wadsworth Blvd.
- » This 3,000 SF retail space can also be subdivided into 1,500 SF spaces.
- » This is a great turn-key option for a large range of retail uses, as allowed by Lakewood M-G-U zoning.
- » Nicely finished with drop ceiling, wood-like laminate flooring throughout and existing counters from the previous tenant.
- » Includes shared parking for customers and is located within proximity to light transit stops and additional retail shopping such as Walmart and Chipotle
- » Cannabis business users are also welcome.
- » 4 Offices, Security System, 2 ADA Compliant Restrooms.

## Property Details

Lease Term	3 - 5 Years
Building Size (RBA)	3,000 SF
Available Sq. Ft.	1,500 - 3,000
Year Built	1981
Parking	11 shared spaces
Lot Size	0.38 AC
Uses	General Retail, Bar, Dining, Personal Services, Office, Religious Institution, Education & more.
Ceiling Height	9 ft
Water/Sewer	City
Gas/Electric	Xcel
Zoning	M-G-U
County	Jefferson
NNN	\$5/SF

Lease Rate: \$19.95/SF NNN

For more information:

**SHANE ROBSON**

(512) 450-8203

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**NICK YOCKEY**

(240) 401-9252

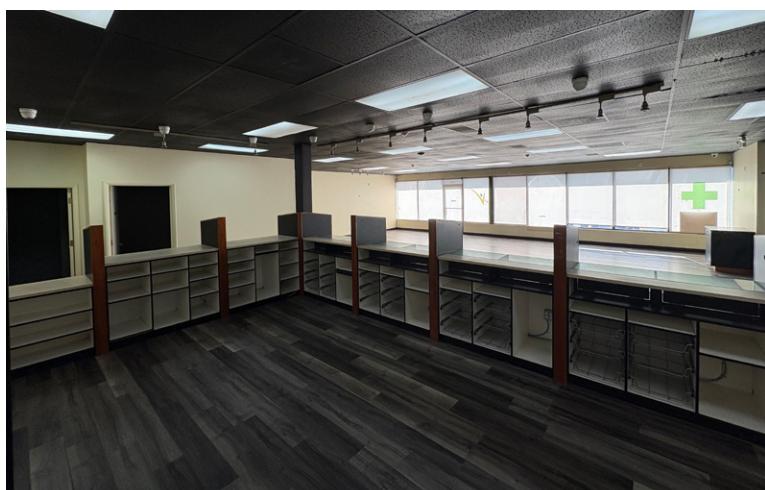
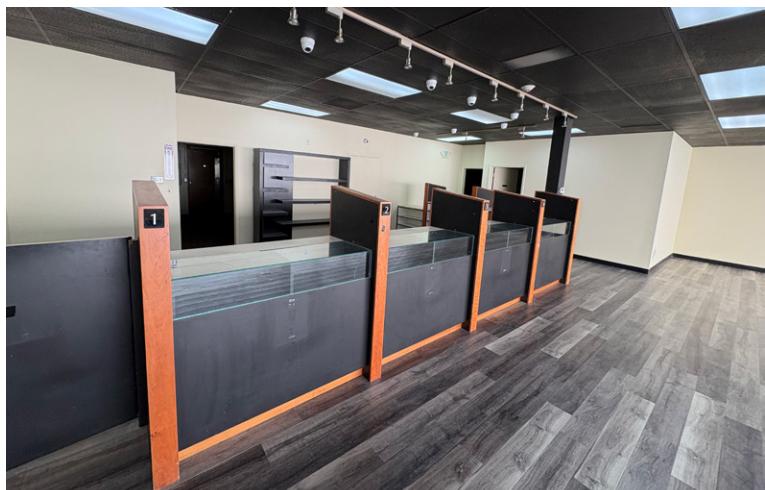
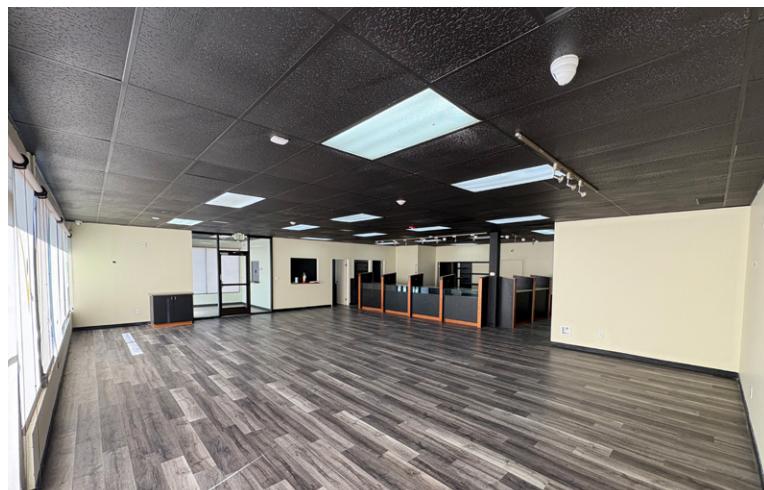
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## Photos



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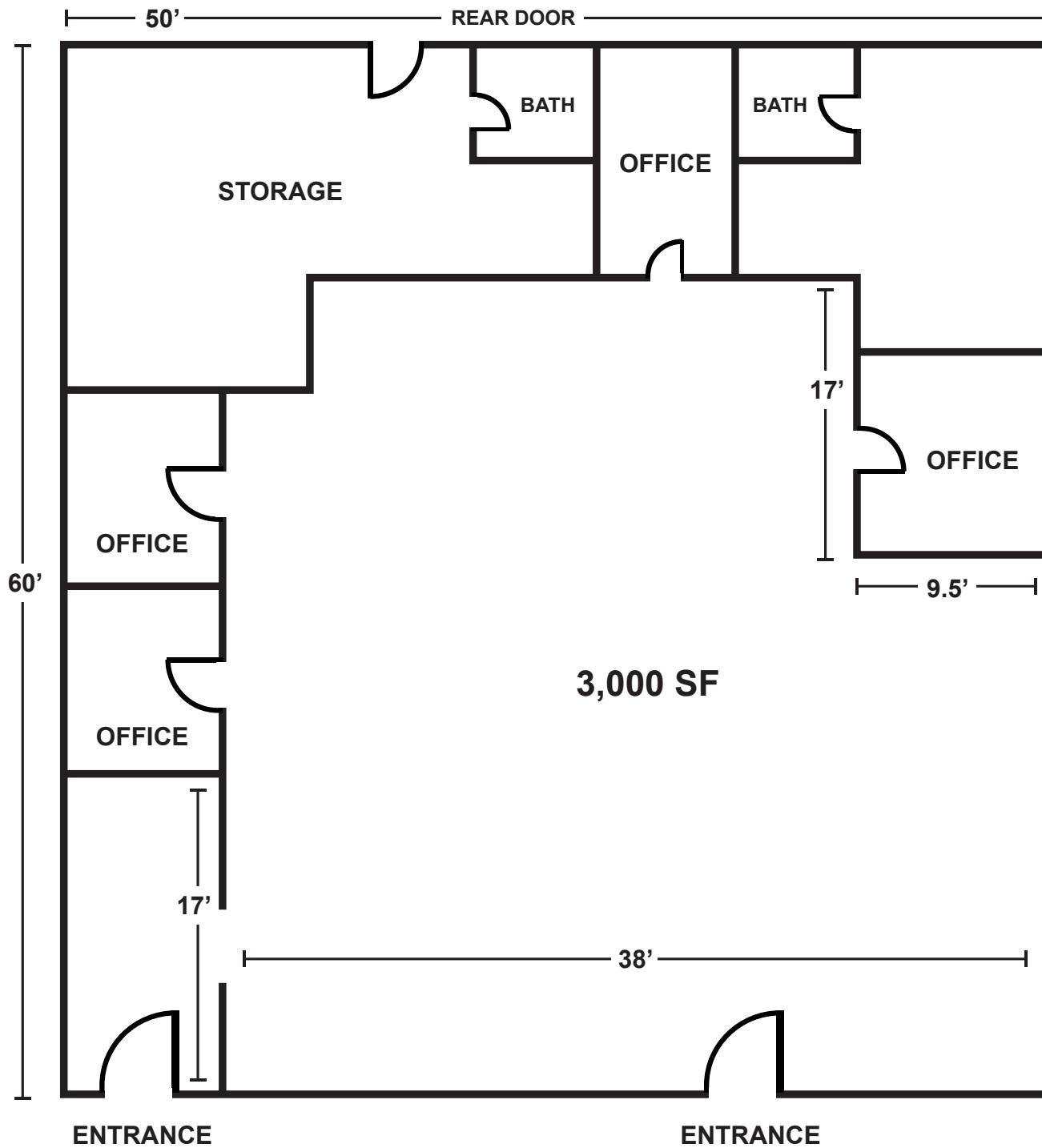
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## Floor Plan



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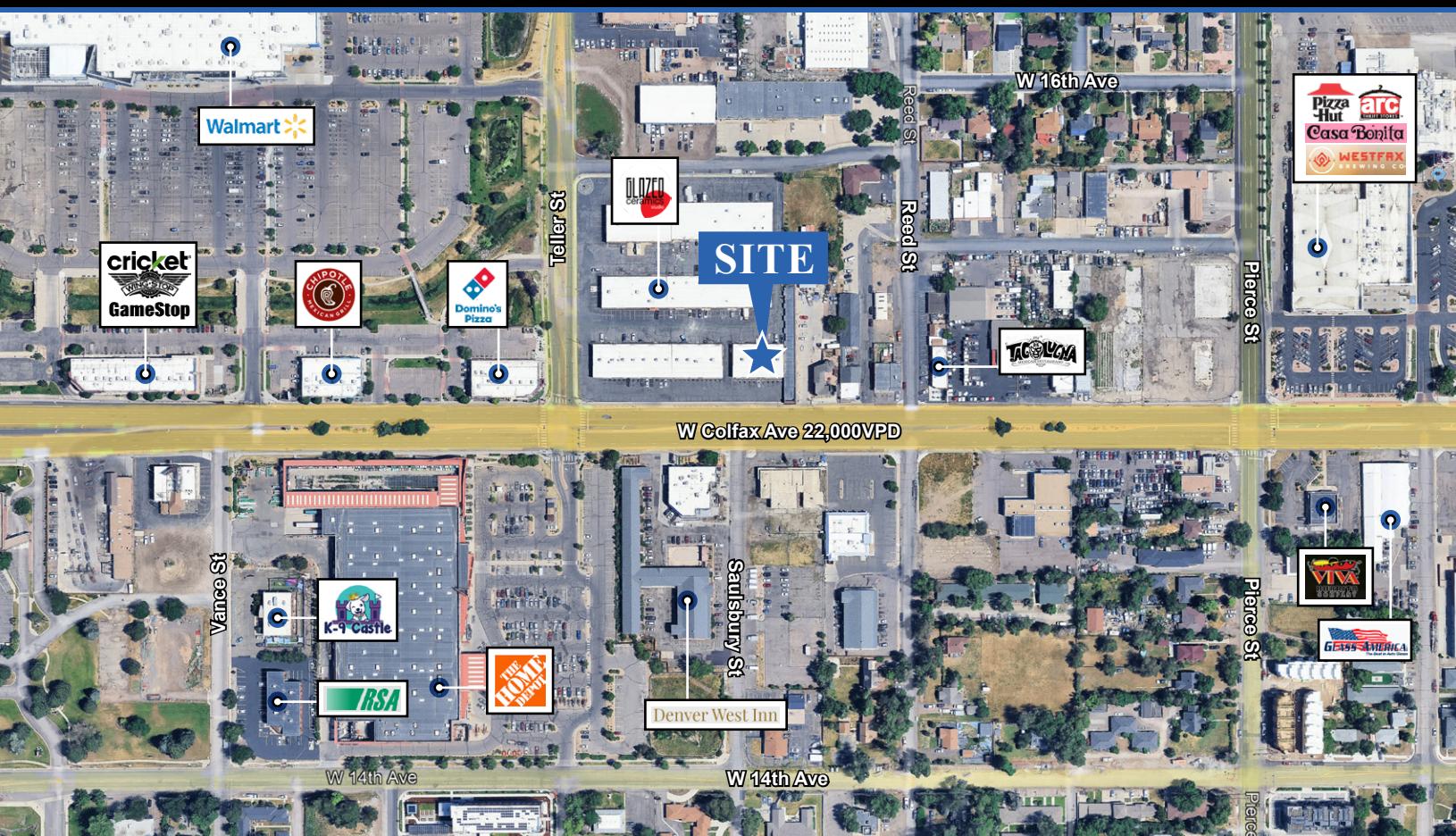
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## Location Amenities

- » Close proximity to bus stops and a 15 minute walk to the Lakewood-Wadsworth Light Rail Station.

## Demographics

	1 Mile	3 Mile	5 Mile
<b>Population</b>	18,974	154,255	436,981
<b>Households</b>	8,642	67,362	195,909
<b>Median Age</b>	37.1	37.2	36.3
<b>Median Household Income</b>	\$69,825	\$86,184	\$93,191

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