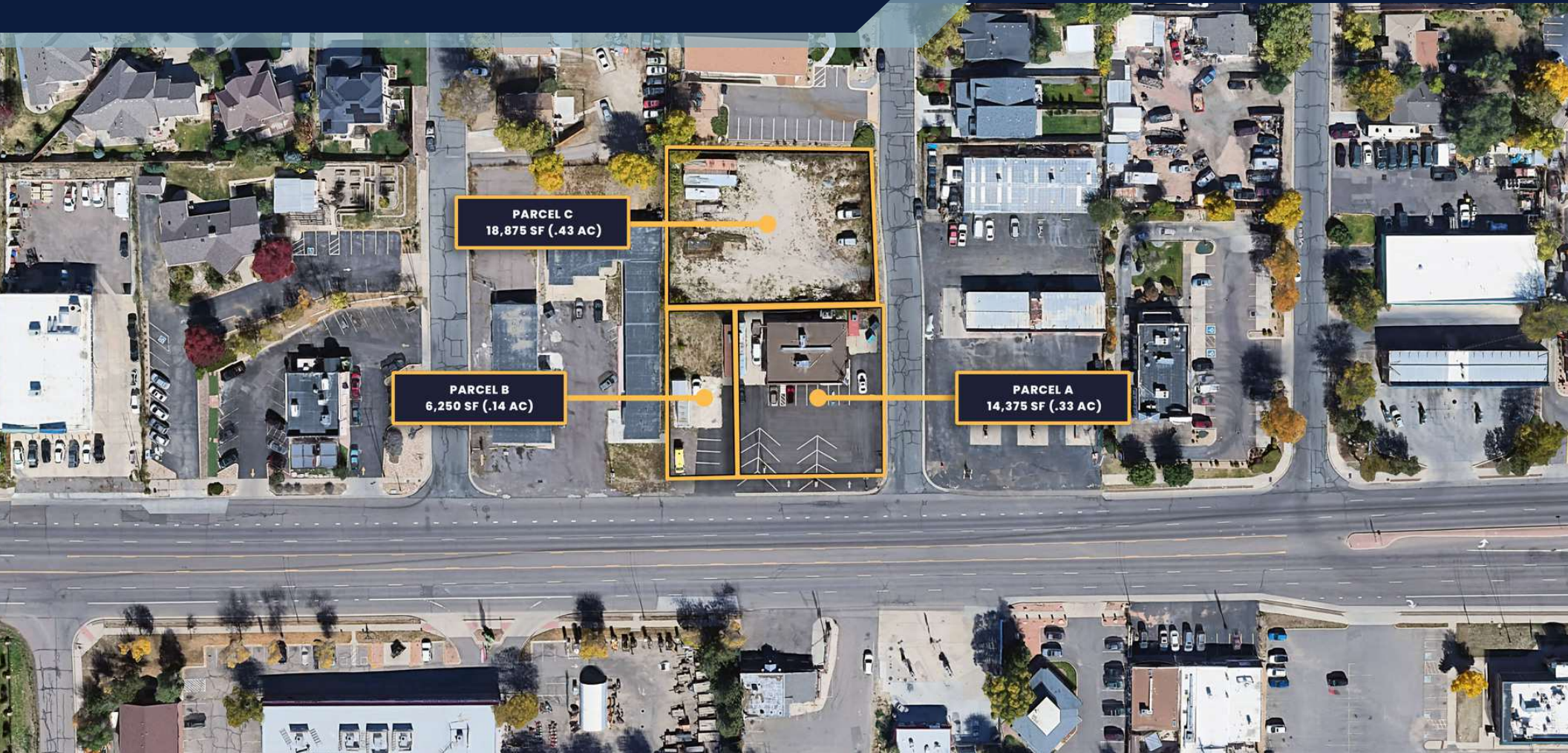


# 11805 & 11815 W COLFAX AVE, 1525 TABOR ST

LAKEWOOD, CO 80215

SALE PRICE  
**\$1,400,000**



## SAM LEGER

CHIEF EXECUTIVE OFFICER

303.512.1159

sleger@uniqueprop.com

## GRAHAM TROTTER

SENIOR BROKER ASSOCIATE

303.512.1197 x226

gtrotter@uniqueprop.com



400 S. Broadway | Denver, CO 80209  
www.uniqueprop.com | 303.321.5888



# PROPERTY HIGHLIGHTS

Address	11805 & 11815 W Colfax, 1525 Tabor St Lakewood, CO 80215
Building SF	2,400 SF
Total Lot Size	39,500 SF (0.91 AC)
Parcel A	14,375 SF (0.33 AC)
Parcel B	6,250 SF (0.14 AC)
Parcel C	18,875 SF (0.43 AC)
Zoning	M-G-S
	A: \$15,812.52
Taxes (2024)	B: \$1,975.94
	C: \$5,967.36

## PROPERTY DESCRIPTION

Unique Properties, Inc. is pleased to present the opportunity to acquire the fee simple interest in a prime redevelopment site along West Colfax Avenue in Lakewood, Colorado. This offering includes three contiguous parcels totaling 0.91 acres (39,500 square feet) with excellent visibility and frontage along Colfax. Located just west of Denver and minutes from I-70, the property provides convenient access to downtown Denver, the foothills, and the broader metro area. Zoned M-G-S, this site allows for a broad range of commercial and industrial uses, making it ideal for a retail developer.

- Large corner lot with morning traffic to I-70 and 6th Ave
- Phenomenal access for QSR/Drive-through
- W Colfax and Tabor high traffic count at 23,035+/- VPD
- M-G-S Zoning:  
<https://www.lakewood.org/files/assets/public/v/5/planning/development/assistance/pdfs/zone-district-pdfs/m-g-s.pdf>





# SITE OUTLINES





## RETAILER MAP







## **SAM LEGER**

CHIEF EXECUTIVE OFFICER

**303.512.1159**

[sleger@uniqueprop.com](mailto:sleger@uniqueprop.com)

## **GRAHAM TROTTER**

SENIOR BROKER ASSOCIATE

**303.512.1197 x226**

[gtrotter@uniqueprop.com](mailto:gtrotter@uniqueprop.com)