

11805 & 11815 W COLFAX AVE, 1525 TABOR ST
LAKEWOOD, CO 80215

SALE PRICE
\$1,400,000



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 **UNIQUE**
PROPERTIES
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TCN
COMMERCIAL
REAL ESTATE SERVICES

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
Taxes (2024)	A: \$15,812.52 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/v5/planning/development-assistance/pdfs/zone-district-pdfs/m-g-s.pdf>



SITE OUTLINES



RETAILER MAP





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