

7801 – 7833

W. COLFAX AVENUE

LAKWOOD, CO 80214

SALE PRICE

\$4,500,000



POTENTIAL REDEVELOPMENT SITE

– 84,000 SF | M-G-U ZONING



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Team Contacts

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Unique Properties, Inc

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PROPERTY HIGHLIGHTS

Price:	\$4,500,000
Price/PSF:	\$140.82 PSF

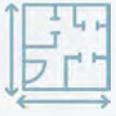
PROPERTY DESCRIPTION

Marc Lippitt and Justin Herman of Unique Properties, Inc. are pleased to introduce an exceptional investment opportunity: 7801-7833 W. Colfax Avenue & 1557 Yarrow Street, Lakewood, CO. This 31,955 SF M-G-U zoned property, built in 1964/1965, offers unparalleled potential for a variety of businesses. With its prime location and expansive layout, it offers more than meets the eye! The property is situated on 84,000 SF of land with 300 ft of frontage on the longest continuous main street in the United States. An attached drive-thru wash bay, versatile layout, and flexible zoning make it ideal for a car dealership, showroom, retail endeavor, or service-based enterprise. Enjoy a prime location near Wadsworth Blvd. The M-G-U zoning allows for development up to 90 feet in height. Explore the possibilities in this expansive and adaptable space.

- Large developable lot | 84,000
- Possibility of subdividing the lot.
- 1557 Yarrow Street is leased until December 2028 | \$9,000 + NNN
- Versatile Space – Perfect for a car dealership, showroom, retail operation, or even a service-based business.
- Larger Than It Appears – The interior boasts a surprisingly spacious layout that offers room to grow and adapt.
- Attached Drive Thru Wash Bay perfect for a car dealership
- Great location | Close to Wadsworth
- New HVAC | Parking Lot Lighting and Exterior Building Lighting
- Flexible M-G-U zoning | 90 ft height limit
- Future stormwater and drainage improvements imminent.



PROPERTY SUMMARY – 7801 & 7833 W. COLFAX AVENUE



23,868

BUILDING SQ. FT.



60,300

LAND SQ. FT.



2 + LOWER LEVEL

STORIES



1965

Y.O.C.



JEFFERSON

COUNTY



M-G-U

ZONING

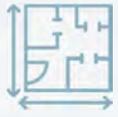


28,687

VEHICLES PER DAY (ON COLFAX AVENUE)



PROPERTY SUMMARY - 1557 YARROW STREET



8,087

BUILDING SQ. FT.



23,700

LAND SQ. FT.



2

STORIES



1964

Y.O.C.



JEFFERSON

COUNTY



M-G-U

ZONING



THREE (3) 14' x 14'

DRIVE-IN LOADING DOORS



16' (TO JOISTS)

CEILING HEIGHT



28,687

VEHICLES PER DAY (ON COLFAX AVENUE)



PROPERTY LAYOUT

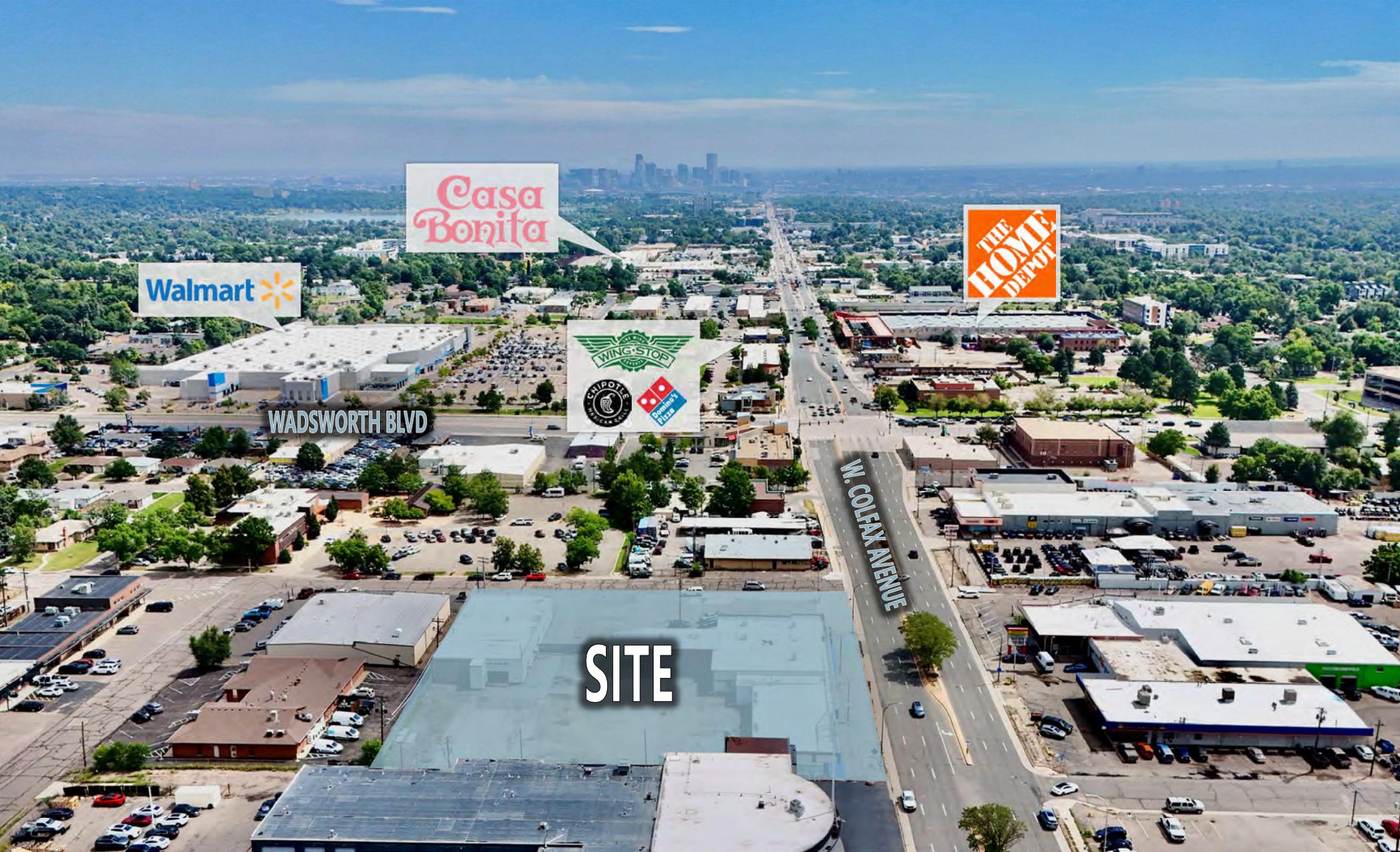
1575 YARROW STREET
8,087 BUILDING SQ. FT.

7833 W. COLFAX AVENUE
23,868 BUILDING SQ. FT

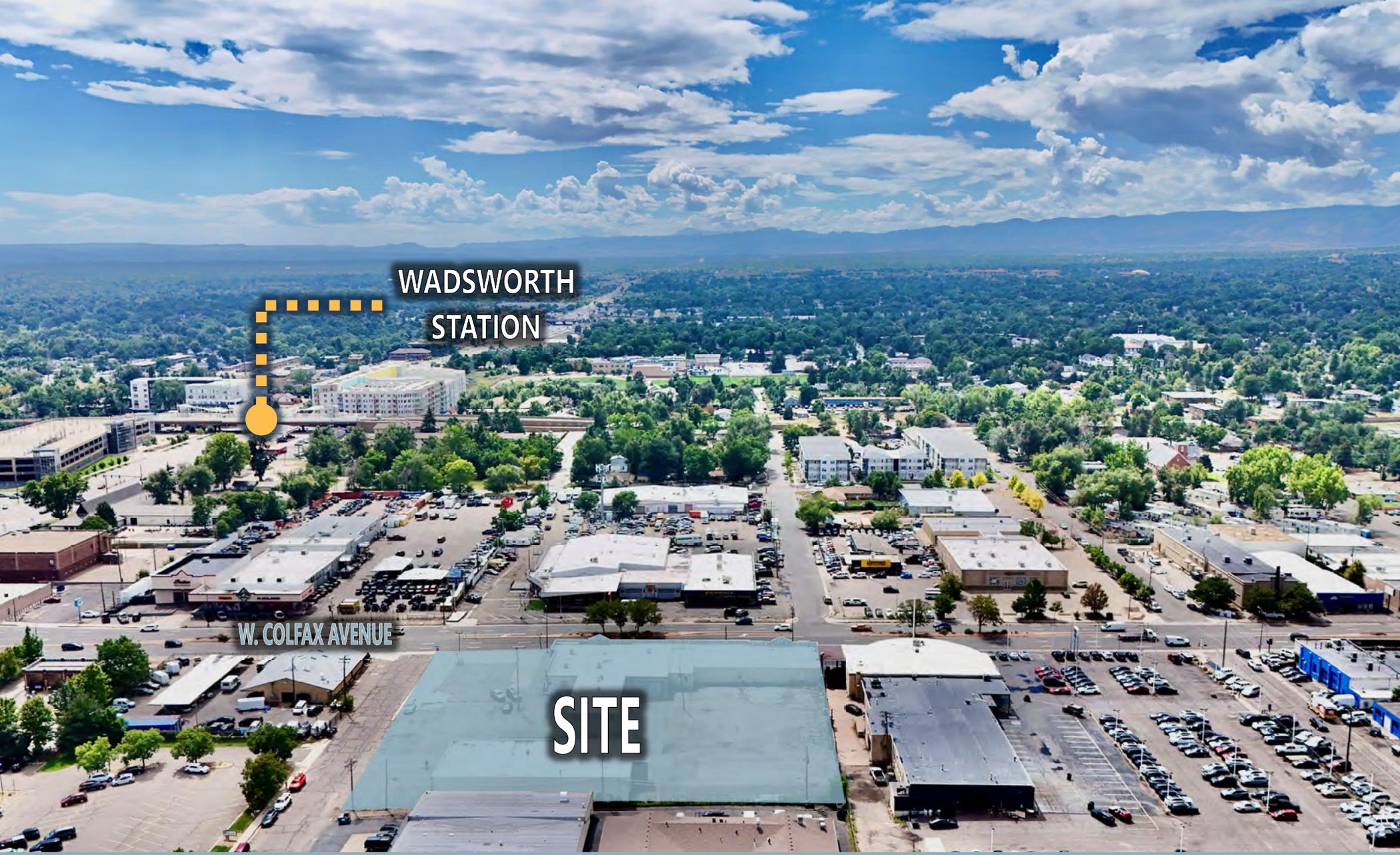
YARROW STREET

W. COLFAX AVENUE

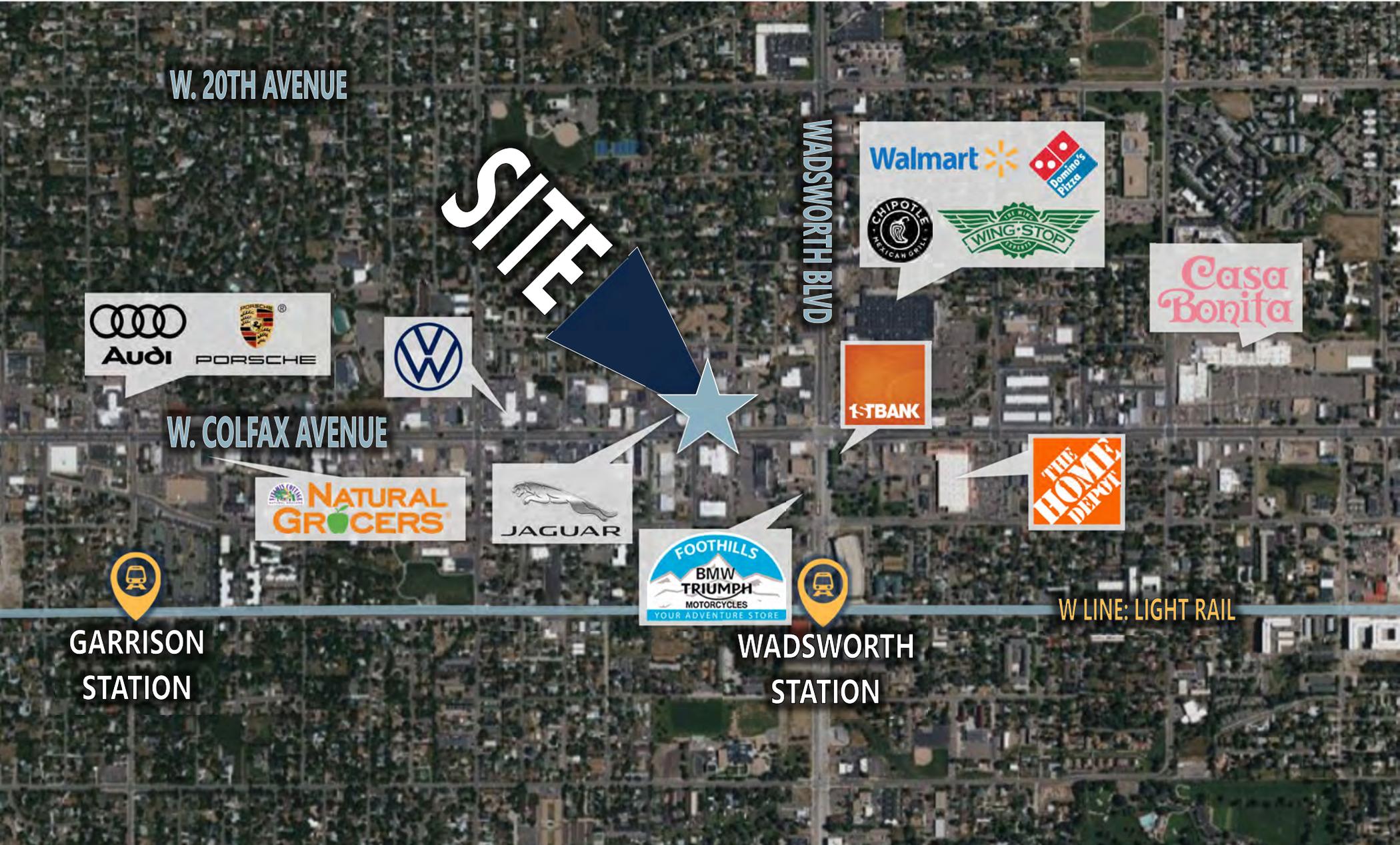
AERIAL LOOKING EAST



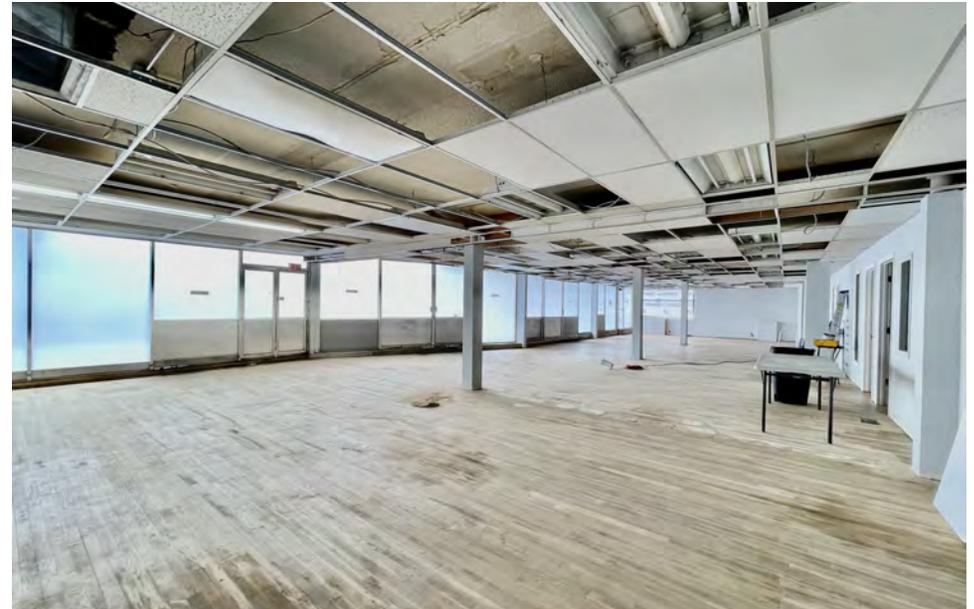
PROXIMITY TO LIGHT RAIL



RETAILER MAP



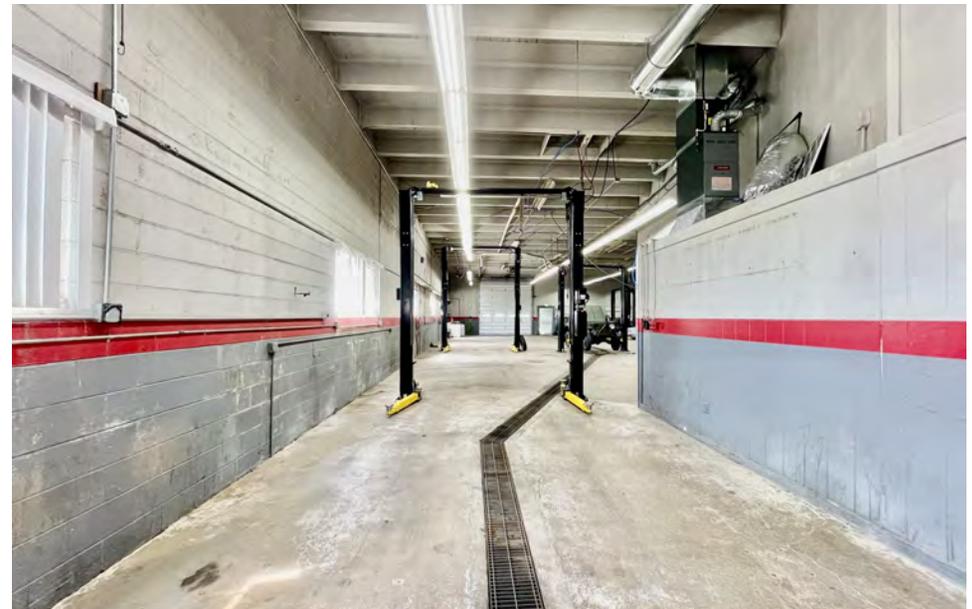
ADDITIONAL PHOTOS - COLFAX



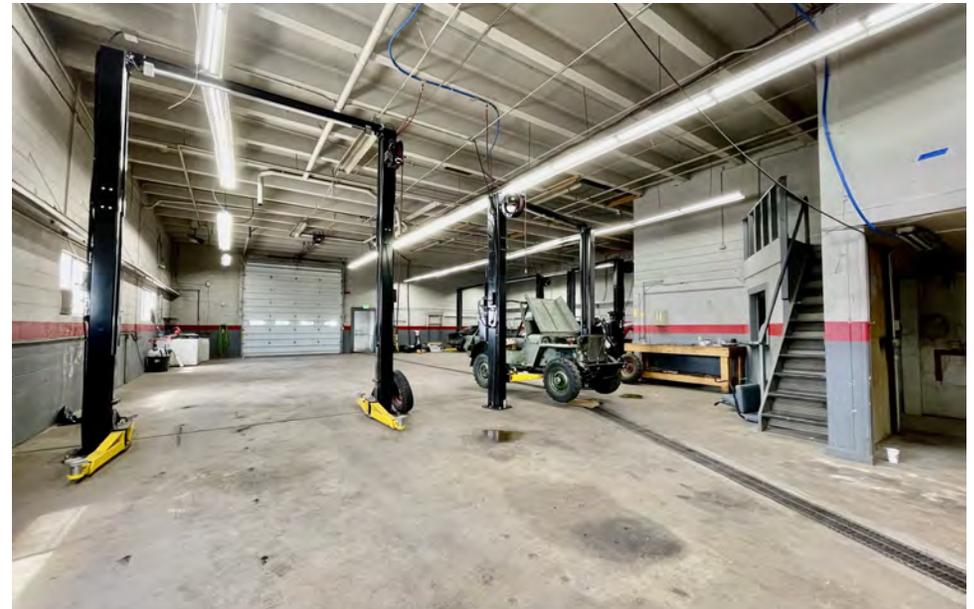
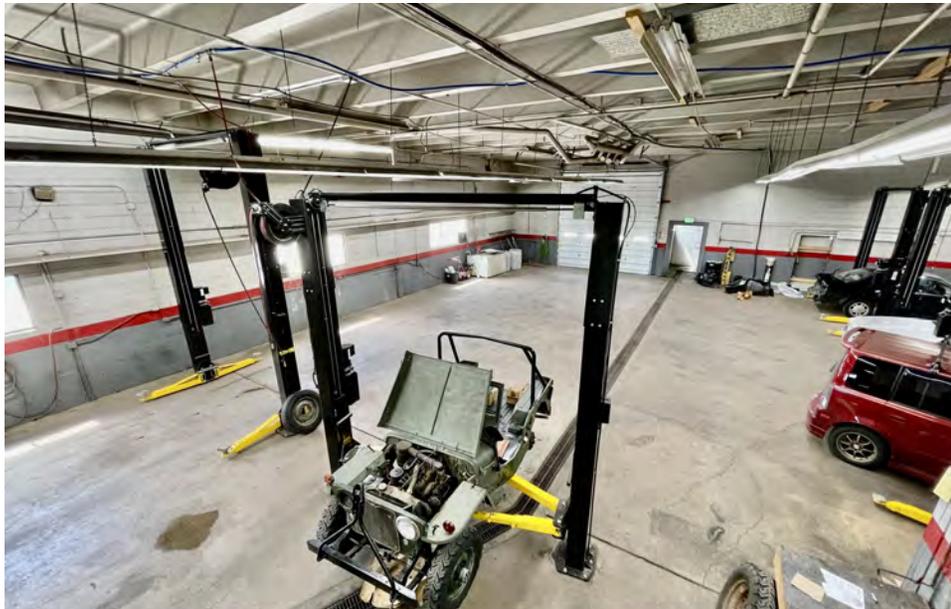
ADDITIONAL PHOTOS - COLFAX



ADDITIONAL PHOTOS - YARROW



ADDITIONAL PHOTOS - YARROW



AREA DEMOGRAPHICS

Radius	1 Mile	2 Mile	3 Mile	Radius	1 Mile	2 Mile	3 Mile
Population:				2024 Households by Household Inc:			
2029 Projection	15,490	57,869	137,076	<\$25,000	1,559	4,910	10,477
2024 Estimate	15,606	57,916	137,032	\$25,000 - \$50,000	1,583	5,476	11,442
2010 Census	15,576	56,250	135,350	\$50,000 - \$75,000	1,286	3,913	8,789
Growth 2024-2029	-0.74%	-0.08%	0.03%	\$75,000 - \$100,000	884	3,211	7,508
Growth 2020-2024	0.19%	2.96%	1.24%	\$100,000 - \$125,000	472	2,253	6,118
Median Age	39.00	38.40	38.40	\$125,000 - \$150,000	597	1,788	4,042
Average Age	40.60	40.00	39.90	\$150,000 - \$200,000	330	1,902	5,606
				\$200,000+	374	1,777	5,821
2024 Population by Race:				2024 Population by Education:			
White	10,152	38,004	89,889	Some High School, No Diploma	1,277	4,586	10,098
Black	649	1,858	3,808	High School Grad (Incl Equivalency)	2,940	10,407	22,401
Am. Indian & Alaskan	289	1,009	2,312	Some College, No Degree	3,647	12,619	27,087
Asian	285	1,189	3,191	Associate Degree	821	3,236	7,346
Hawaiian & Pacific Island	30	62	91	Bachelor Degree	2,493	10,421	27,561
Other	4,203	15,793	37,741	Advanced Degree	1,460	5,088	15,242
Hispanic Origin	4,783	17,814	43,354	2024 Population by Occupation			
U.S. Armed Forces:				Real Estate & Finance	751	2,603	6,219
	22	26	33	Professional & Management	4,782	17,684	48,992
Households:				Public Administration	232	1,262	2,922
2029 Projection	7,021	25,179	59,816	Education & Health	1,606	6,154	15,468
2024 Estimate	7,085	25,228	59,804	Services	1,499	5,298	12,410
2010 Census	7,122	24,633	59,083	Information	188	696	1,914
Growth 2024-2029	-0.90%	-0.19%	0.02%	Sales	1,588	6,263	15,108
Growth 2020-2024	-0.52%	2.42%	1.22%	Transportation	631	2,080	4,301
Owner Occupied	2,544	11,033	28,369	Retail	1,072	3,670	7,977
Renter Occupied	4,541	14,195	31,435	Wholesale	160	695	1,904
2024 Avg Household Income	\$77,023	\$86,131	\$96,886	Manufacturing	699	2,612	5,537
2024 Med Household Income	\$58,326	\$64,177	\$72,621	Production	1,130	4,124	8,172
				Construction	1,035	3,366	6,739
				Utilities	349	1,302	3,329
				Agriculture & Mining	129	593	1,301
				Farming, Fishing, Forestry	36	241	501
				Other Services	412	1,294	4,079



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