

7801 – 7833

W. COLFAX AVENUE

LAKEWOOD, CO 80214

LEASE RATE

\$16,000/MO + NNN



MARC S. LIPPITT

CHAIRMAN | PRESIDENT

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Team Contacts

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Unique Properties, Inc

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PROPERTY HIGHLIGHTS

Lease Rate:	\$16,000/mo + NNN
Est. NNN:	\$3,052/mo

PROPERTY DESCRIPTION

Marc Lippitt and Justin Herman of Unique Properties, Inc, are pleased to introduce an exceptional leasehold opportunity: 7801-7833 W. Colfax Avenue, Lakewood, CO. This 23,868 SF M-G-U zoned property, built in 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 60,300 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. Explore the possibilities in this expansive and adaptable space.

- 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



PROPERTY SUMMARY



23,868

BUILDING SQ. FT.



60,300

LAND SQ. FT.



2 + LOWER LEVEL

STORIES



1965

Y.O.C.



JEFFERSON

COUNTY



M-G-U

ZONING

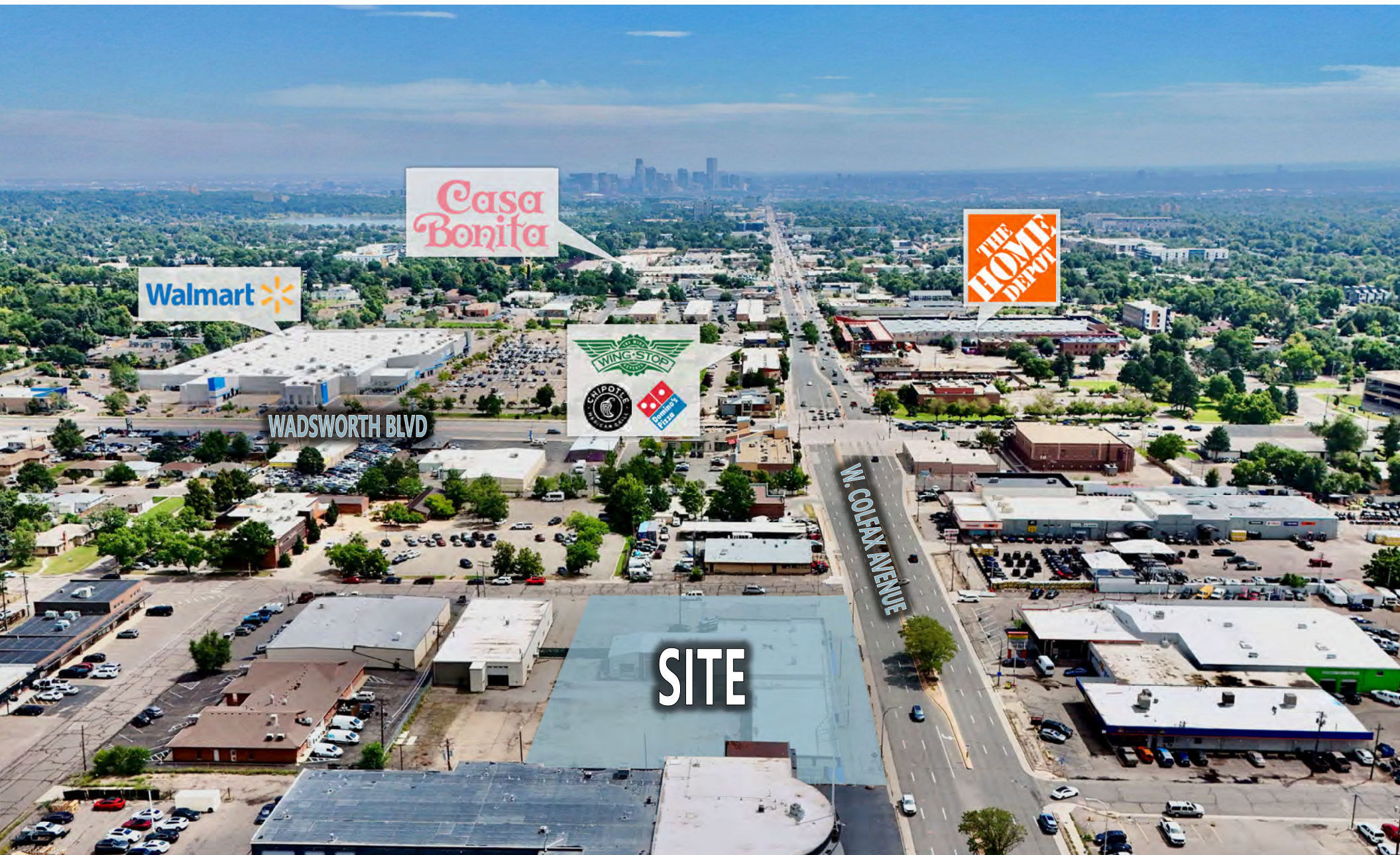


28,687

VEHICLES PER DAY (ON COLFAX AVENUE)



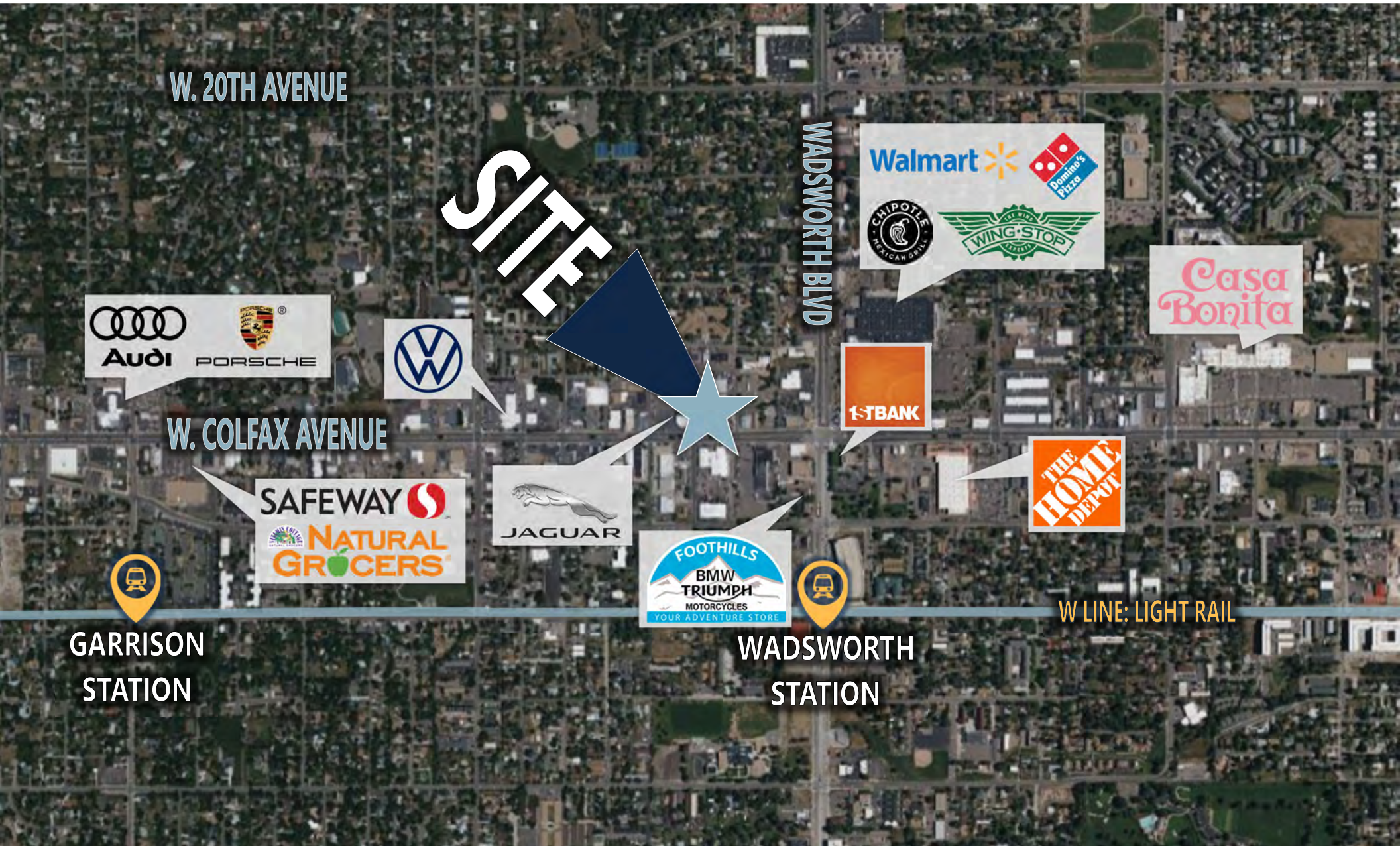
AERIAL LOOKING EAST



PROXIMITY TO LIGHT RAIL



RETAILER MAP



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



AREA DEMOGRAPHICS

Radius	1 Mile	2 Mile	3 Mile
Population:			
2029 Projection	15,490	57,869	137,076
2024 Estimate	15,606	57,916	137,032
2010 Census	15,576	56,250	135,350
Growth 2024-2029	-0.74%	-0.08%	0.03%
Growth 2020-2024	0.19%	2.96%	1.24%
Median Age	39.00	38.40	38.40
Average Age	40.60	40.00	39.90
2024 Population by Race:			
White	10,152	38,004	89,889
Black	649	1,858	3,808
Am. Indian & Alaskan	289	1,009	2,312
Asian	285	1,189	3,191
Hawaiian & Pacific Island	30	62	91
Other	4,203	15,793	37,741
Hispanic Origin	4,783	17,814	43,354
U.S. Armed Forces:			
	22	26	33
Households:			
2029 Projection	7,021	25,179	59,816
2024 Estimate	7,085	25,228	59,804
2010 Census	7,122	24,633	59,083
Growth 2024-2029	-0.90%	-0.19%	0.02%
Growth 2020-2024	-0.52%	2.42%	1.22%
Owner Occupied	2,544	11,033	28,369
Renter Occupied	4,541	14,195	31,435
2024 Avg Household Income	\$77,023	\$86,131	\$96,886
2024 Med Household Income	\$58,326	\$64,177	\$72,621

Radius	1 Mile	2 Mile	3 Mile
2024 Households by Household Inc:			
<\$25,000	1,559	4,910	10,477
\$25,000 - \$50,000	1,583	5,476	11,442
\$50,000 - \$75,000	1,286	3,913	8,789
\$75,000 - \$100,000	884	3,211	7,508
\$100,000 - \$125,000	472	2,253	6,118
\$125,000 - \$150,000	597	1,788	4,042
\$150,000 - \$200,000	330	1,902	5,606
\$200,000+	374	1,777	5,821
2024 Population by Education:			
Some High School, No Diploma	1,277	4,586	10,098
High School Grad (Incl Equivalency)	2,940	10,407	22,401
Some College, No Degree	3,647	12,619	27,087
Associate Degree	821	3,236	7,346
Bachelor Degree	2,493	10,421	27,561
Advanced Degree	1,460	5,088	15,242
2024 Population by Occupation			
Real Estate & Finance	751	2,603	6,219
Professional & Management	4,782	17,684	48,992
Public Administration	232	1,262	2,922
Education & Health	1,606	6,154	15,468
Services	1,499	5,298	12,410
Information	188	696	1,914
Sales	1,588	6,263	15,108
Transportation	631	2,080	4,301
Retail	1,072	3,670	7,977
Wholesale	160	695	1,904
Manufacturing	699	2,612	5,537
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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