

7801 - 7833

W. COLFAX AVENUE

LAKWOOD, CO 80214

LEASE RATE

\$16,000/MO + NNN



MARC S. LIPPITT

CHAIRMAN | PRESIDENT

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 **UNIQUE**
PROPERTIES

TCN
COMMERCIAL
REAL ESTATE SERVICES

400 S. Broadway | Denver, CO 80209

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PROPERTY HIGHLIGHTS

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

PROPERTY DESCRIPTION

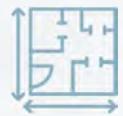
Marc Lippitt and Justin Herman of Unique Properties, Inc, are pleased to introduce an exceptional leasehold opportunity: 7801-7833 W. Colfax Avenue, Lakewood, CO. This 23,868 SF M-G-U zoned property, built in 1965, offers unparalleled potential for a variety of businesses. With its prime location and 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

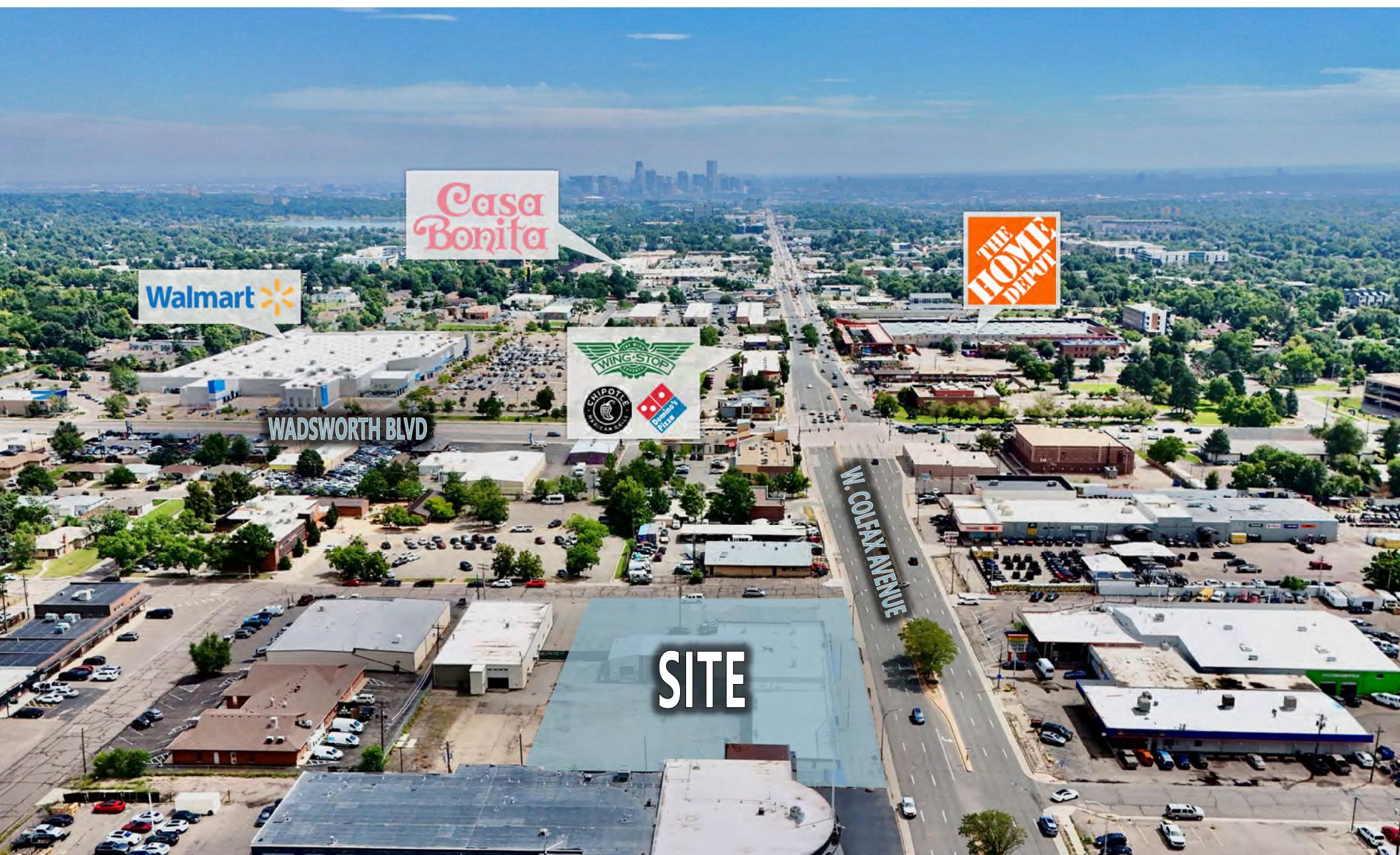


28,687

VEHICLES PER DAY (ON COLFAX AVENUE)



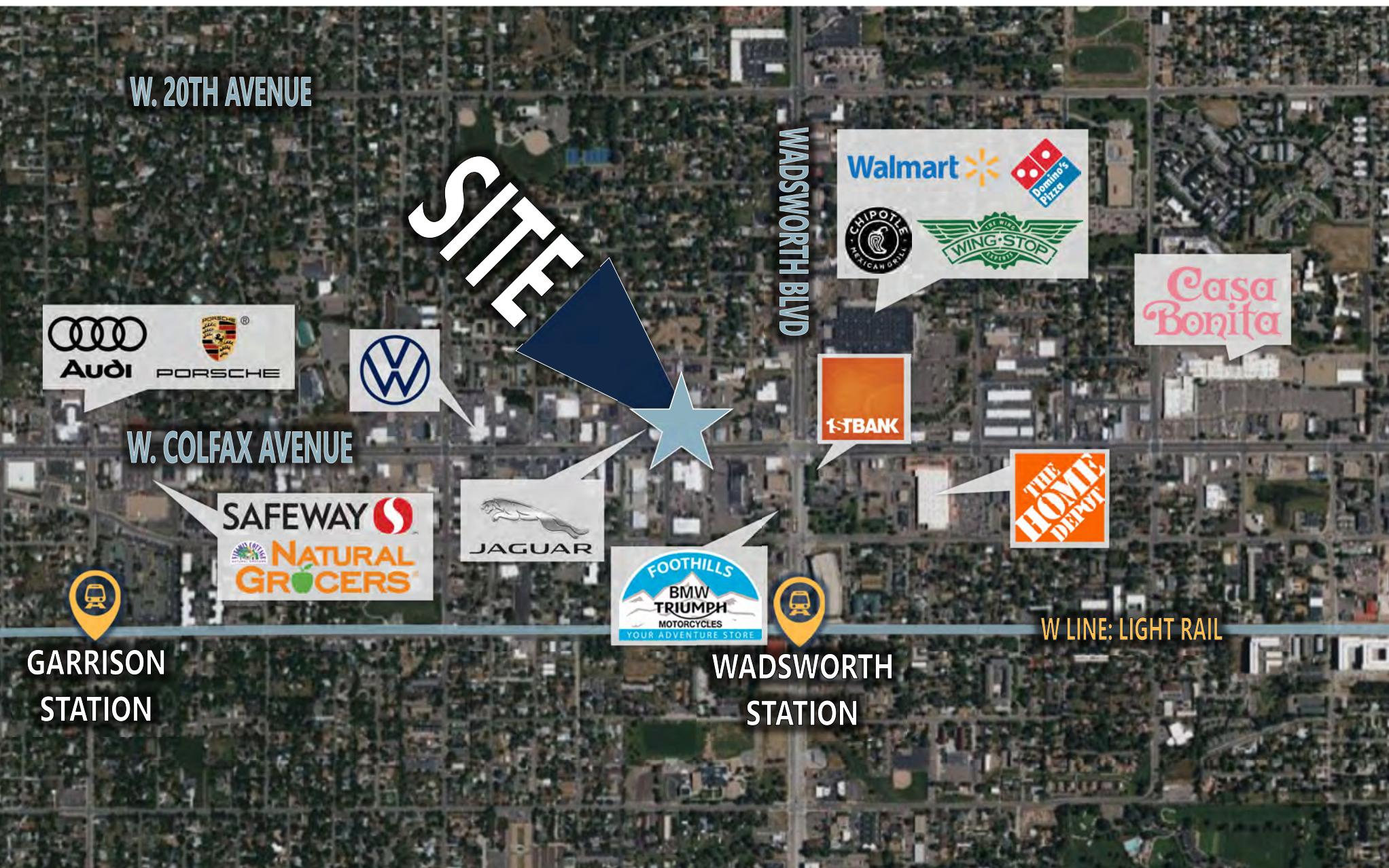
AERIAL LOOKING EAST



PROXIMITY TO LIGHT RAIL



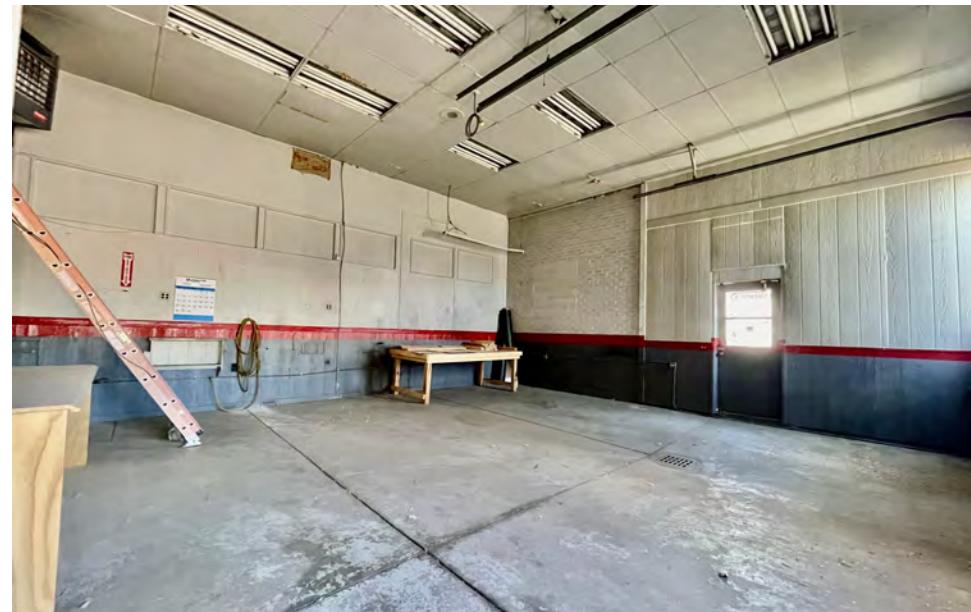
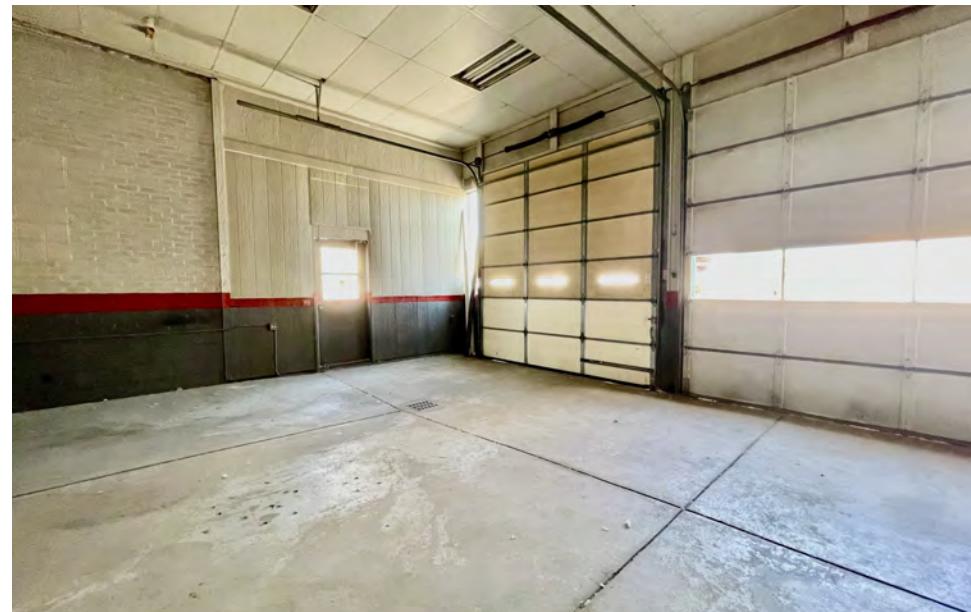
RETAILER MAP



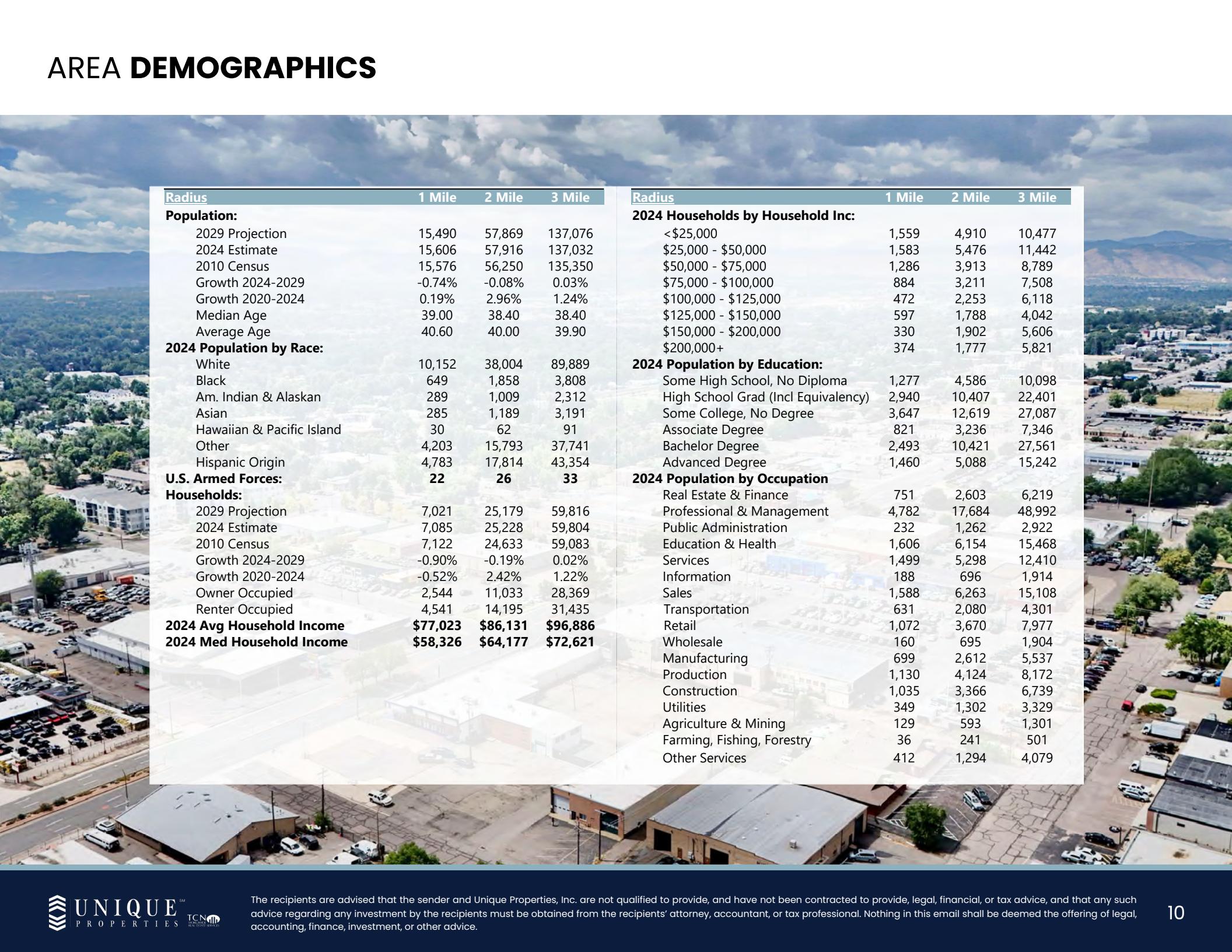
ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



AREA DEMOGRAPHICS



Radius	1 Mile	2 Mile	3 Mile	Radius	1 Mile	2 Mile	3 Mile				
Population:											
2029 Projection											
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				
2024 Population by Race:											
White	10,152	38,004	89,889	\$200,000+	374	1,777	5,821				
Black	649	1,858	3,808	2024 Population by Education:							
Am. Indian & Alaskan	289	1,009	2,312	Some High School, No Diploma	1,277	4,586	10,098				
Asian	285	1,189	3,191	High School Grad (Incl Equivalency)	2,940	10,407	22,401				
Hawaiian & Pacific Island	30	62	91	Some College, No Degree	3,647	12,619	27,087				
Other	4,203	15,793	37,741	Associate Degree	821	3,236	7,346				
Hispanic Origin	4,783	17,814	43,354	Bachelor Degree	2,493	10,421	27,561				
U.S. Armed Forces:	22	26	33	Advanced Degree	1,460	5,088	15,242				
Households:											
2029 Projection	7,021	25,179	59,816	2024 Population by Occupation							
2024 Estimate	7,085	25,228	59,804	Real Estate & Finance	751	2,603	6,219				
2010 Census	7,122	24,633	59,083	Professional & Management	4,782	17,684	48,992				
Growth 2024-2029	-0.90%	-0.19%	0.02%	Public Administration	232	1,262	2,922				
Growth 2020-2024	-0.52%	2.42%	1.22%	Education & Health	1,606	6,154	15,468				
Owner Occupied	2,544	11,033	28,369	Services	1,499	5,298	12,410				
Renter Occupied	4,541	14,195	31,435	Information	188	696	1,914				
2024 Avg Household Income	\$77,023	\$86,131	\$96,886	Sales	1,588	6,263	15,108				
2024 Med Household Income	\$58,326	\$64,177	\$72,621	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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