



*Confidential Offering Memorandum*

**Updated 4-Unit Retail Center**  
**11501 W Colfax Avenue**  
Lakewood, CO 80215



Carlos Valencia Advisor

One Broadway Suite A300 | Denver, CO 80203  
303.962.9555 | [www.pinnaclearea.com](http://www.pinnaclearea.com)



## PROPERTY DESCRIPTION

Pinnacle Real Estate Advisors is pleased to exclusively offer 11501 W Colfax a leased 4-unit retail center totaling approximately 4,070 sqft on a 10,000 sqft lot, including 8 dedicated on-site parking spaces—a rare combination of compact retail scale with functional vehicle access in a high-traffic corridor. Strategically situated along the bustling West Colfax Avenue (U.S. 40), the center enjoys excellent daytime vehicular exposure and walkability.

## PROPERTY HIGHLIGHTS

- 230 Multi-Family units recently and 400 more on the way nearby
- Recent Improvements Include concrete work and exterior painting
- Close proximity to major retail hubs; Colorado Mills, Westland Shopping Center
- Proximity to Taco Bell, Arby's, 7-11, King Soopers/Kroger

## OFFERING SUMMARY

Sale Price:	\$849,000
Number of Units:	4
Building Size:	±4,070 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,276	38,100	111,397
Total Population	11,689	86,828	257,349
Average HH Income	\$110,203	\$117,593	\$115,529



## 11501 W COLFAX AVENUE

Lakewood, CO 80215

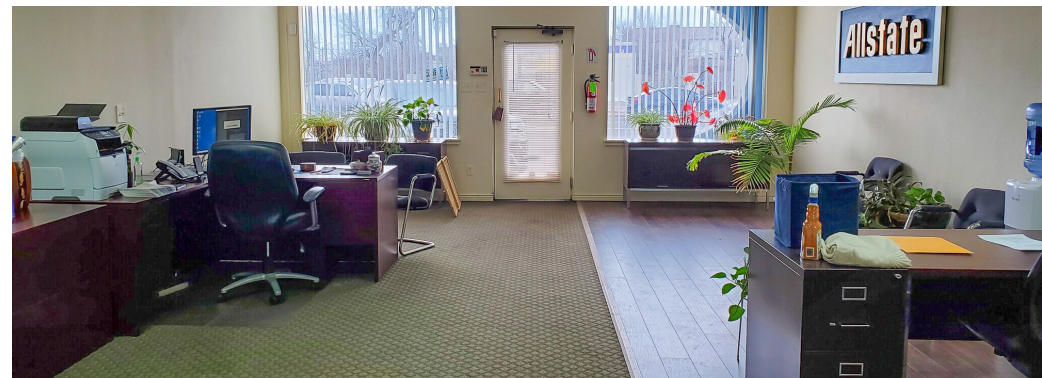
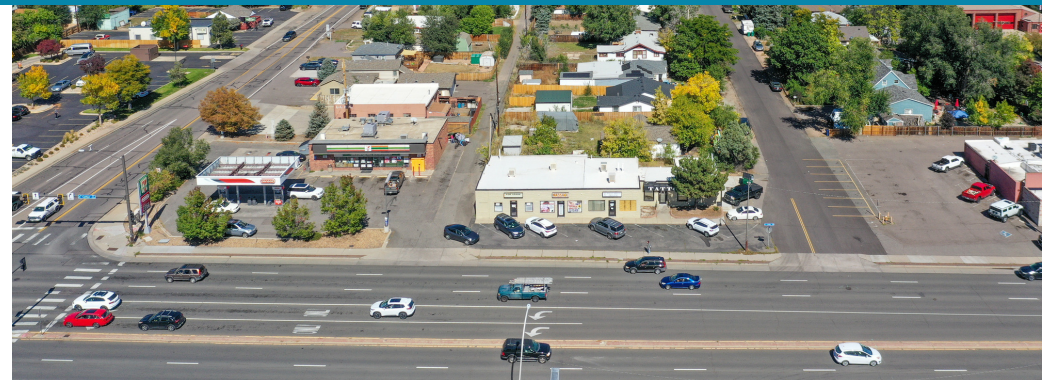
### PROPERTY DESCRIPTION

Building Type:	Retail
Building Size:	4,070 SF
Lot Size:	10,000 SF
Number of Units:	4
YOC:	1941
Construction Type:	Masonry
Parking:	10 Surface

### HIGHLIGHTS

- Less than a mile from Light Rail station
- Direct access to 6th Avenue/I-70 via Simms
- High Traffic Counts on West Colfax
- Proximity to Taco Bell, Arby's, 7-11, King Soopers/Kroger

# ADDITIONAL PHOTOS



Carlos Valencia  
720.638.5418  
CValencia@PinnacleREA.com

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# RENT ROLL

SUITE	TENANT NAME	SIZE SF	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
D	Kel and Gabriel Tattoo	1,006 SF	\$15.00	\$15,090	2/1/26	1/31/29
B	Sunny's Massage	1,008 SF	\$21.00	\$21,168	9/1/24	8/31/28
C	Fleet Sheets Printing	1,017 SF	-	-	TBD	TBD
A	Alpha X Cell Phone Repair	1,269 SF	\$15.08	\$19,137	12/19/25	12/31/30
<b>TOTALS</b>		<b>4,300 SF</b>	<b>\$51.08</b>	<b>\$55,395</b>		

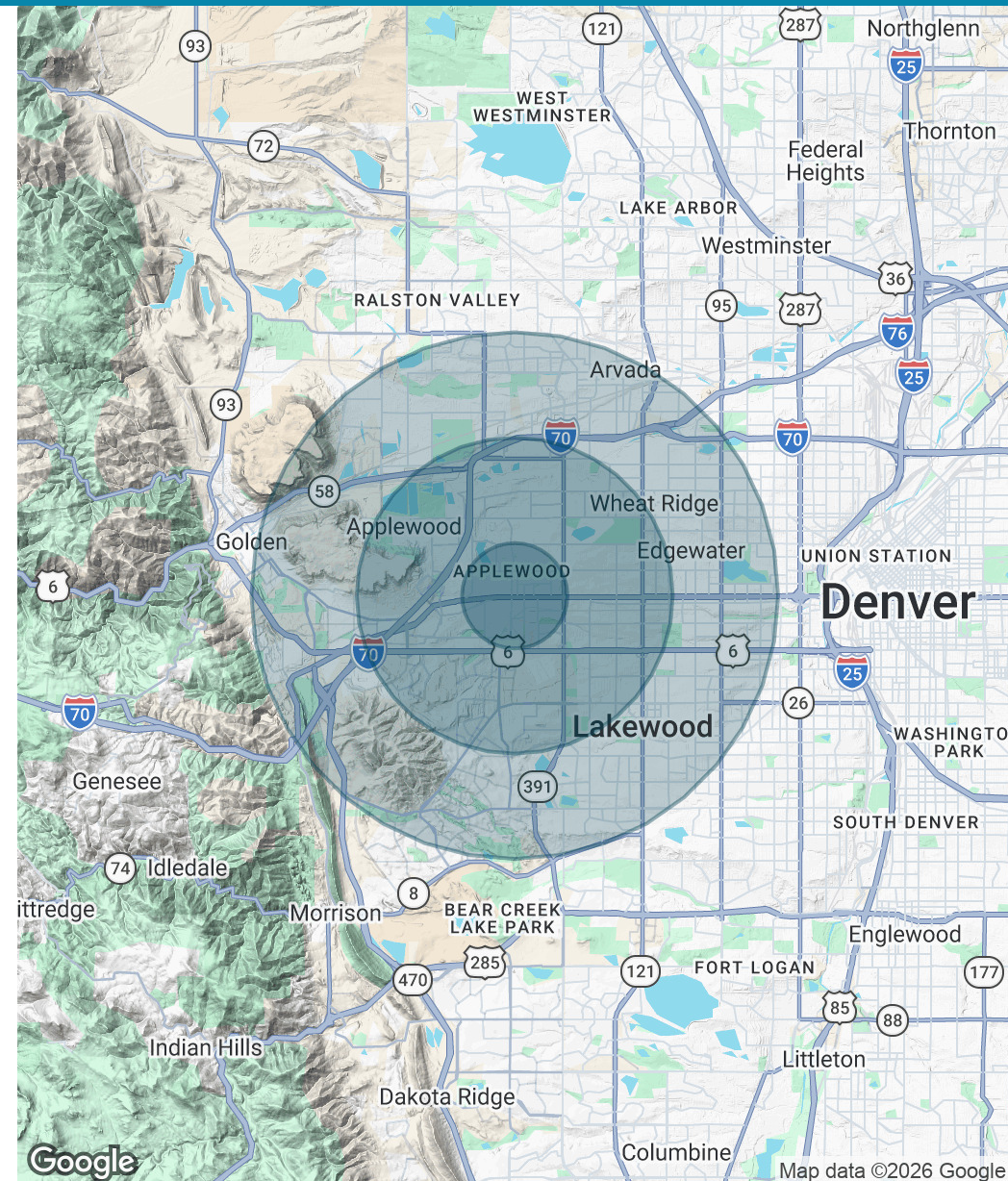
# DEMOGRAPHICS MAP & REPORT

<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	11,689	86,828	257,349
Average Age	43	42	41
Average Age (Male)	41	41	40
Average Age (Female)	44	43	42

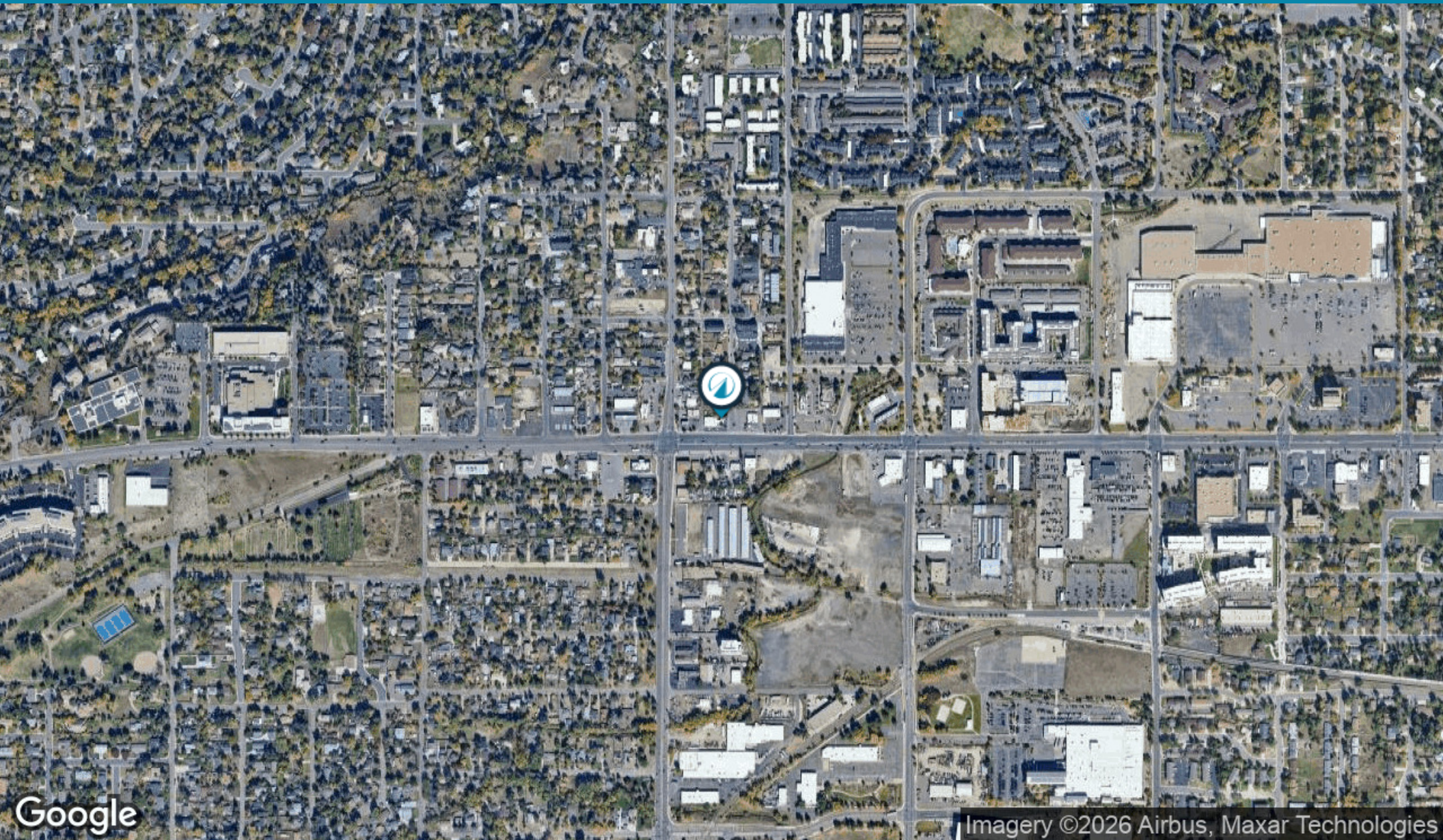
  

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	5,276	38,100	111,397
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$110,203	\$117,593	\$115,529
Average House Value	\$671,296	\$701,938	\$665,135

2020 American Community Survey (ACS)



# AERIAL MAP



Google

Imagery ©2026 Airbus, Maxar Technologies

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# DISCLOSURE



This confidential Offering Memorandum, has been prepared by Pinnacle Real Estate Advisors, LLC ("Pinnacle REA") for use by a limited number of qualified parties. This Offering Memorandum has been provided to you at your request based upon your assurances that you are a knowledgeable and sophisticated investor in commercial real estate projects and developments. Pinnacle REA recommends you, as a potential buyer/investor, should perform your own independent examination and inspection of the property described herein as 11501 W Colfax Avenue located in Lakewood, CO (the "Property") and of all of the information provided herein related to the Property. By accepting this Offering Memorandum, you acknowledge and agree that you shall rely solely upon your own examination and investigation of the Property and you shall not rely on any statements made in this Offering Memorandum or upon any other materials, statements or information provided by Pinnacle REA or its brokers.

Pinnacle REA makes no guarantee, warranty or representation about the completeness or accuracy of the information set forth in this Offering Memorandum. You are responsible to independently verify its accuracy and completeness. Pinnacle REA has prepared the information concerning the Property based upon assumptions relating to the general economy, its knowledge of other similar properties in the market, and on other market assumptions including factors beyond the control of the Pinnacle REA and the Owner of the Property. Pinnacle Real Estate Advisors make no representation or warranty as to either the accuracy or completeness of the information contained herein, and the information set forth in this Offering Memorandum is not intended to be a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be accurate, Pinnacle REA and the Property Owner disclaim any responsibility or liability for any inaccuracies. Further, Pinnacle REA and the Property Owner disclaim any and all liability for any express or implied representations and warranties contained in, or for any omissions from, the Offering Memorandum and for any other written or oral communication transmitted or made available to you. Pinnacle REA shall make available to you, as a qualified prospective investor, additional information concerning the Property and an opportunity to inspect the Property upon written request.

This Offering Memorandum and the contents are intended to remain confidential except for such information which is in the public domain or is otherwise available to the public. By accepting this Offering Memorandum, you agree that you will hold and treat Offering Memorandum in the strictest confidence, that you will not photocopy or duplicate it, or distribute it. You agree you will not disclose this Offering Memorandum or its contents to any other person or entity, except to outside advisors retained by you and from whom you have obtained an agreement of confidentiality, without the prior written authorization of Pinnacle REA. You agree that you will use the information in this Offering Memorandum for the sole purpose of evaluating your interest in the Property. If you determine you have no interest in the property, kindly return the Offering Memorandum to Pinnacle REA at your earliest convenience.