

5900

W. Colfax Ave.

Lakewood, CO 80214

FOR LEASE

Auto Sales & Service Facility

5,844 SF ON 2.33 AC LOT

SE CORNER COLFAX & HARLAN

Property Overview

- Large lot at the intersection of W. Colfax & Harlan Street
- M-G-U zoning allows for variety of uses - capacity for 300+ cars
- Located within W. Colfax Ave. corridor Reinvestment Area
- 5 Bay Service Building with (1) 7,000 lb lift, (2) 10,000 lb lifts

Property Facts

Lot Size 2.33 AC

Bldg Size 5,844 SF Total

Lease Rate Contact Broker

NAI Shames Makovsky

Cory Dulberg

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Sandy Feld

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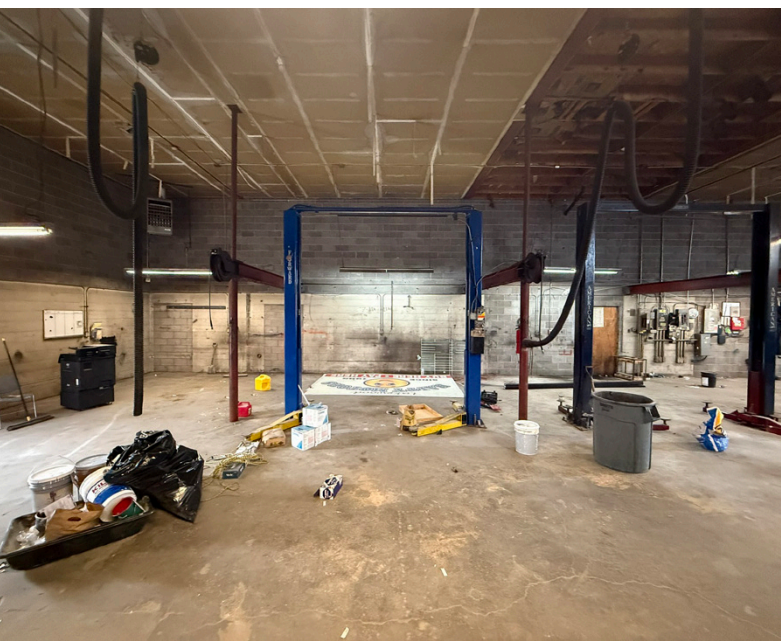
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ASSEMBLAGE NE CORNER COLFAX & HARLAN ST.

	5900 W. Colfax	1453 Gray St.
Ground Size	91,169 SF	10,324 SF
Building Size	5,378 SF	980 SF
Building Use	Retail / Auto Dealership	---
Current Use	Auto Dealership	Residential
Lease Rate	\$17,500/month NNN Expenses: \$4,000/month (est.)	







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SITE

SLOAN'S
LAKE

COLFAX AVE.

WADSWORTH BLVD.

SHERIDAN BLVD.

N

Traffic Counts

Daily Volume

W Colfax Ave @ Kendall St	34,000
Harlan St @ W Colfax Ave	3,400
W 14th Ave @ Harlan St	6,000

Demographics

1 Mile 3 Mile 5 Mile

Population	21,092	164,407	450,871
Households	9,409	69,039	201,860
Average HH Income	\$64,509	\$79,248	\$83,212
Daytime Employees	9,409	66,930	296,948

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