

# Retail Space for Lease

7310 W COLFAX AVENUE, LAKEWOOD, CO 80214

**MOTIVATED LANDLORD!**



Click Suite Number  
for Virtual Tour

## Overview

Hoff & Leigh is excited to present these desirable retail spaces available for lease at 7310 W Colfax near the corner of Wadsworth and Colfax in Lakewood. Units can be leased contiguously or separately. Suite 120 (middle unit) was a previous Coffee shop and has a grease trap. Second floor space is perfect for a Tattoo Shop or Barber Shop. Current tenant is a vape shop.

For more info, please text/call Lisa Langiewicz (970) 903-4198 or Michael Crawford: (720) 683-0399

Hoff & Leigh property listing website: <https://www.hoffleigh.com/listing/7310-w-colfax-avenue/>

Suite:	Size:	Lease Rate:
<a href="#">110</a> (East Corner Unit)	1,571 SF	\$14.00 / SF/YR (+ \$10.34 /SF/YR NNN) = \$3,186.51 / Month
<a href="#">120</a> (Middle Unit)	2,286 SF	\$14.00 / SF/YR (+ \$10.34 /SF/YR NNN) = \$4,636.77 / Month
<a href="#">Second Floor Space</a>	2,896 SF	\$14.00 / SF/YR (+ \$10.34 /SF/YR NNN) = \$5,874.05 / Month

## Highlights

- Double-Sided Pylon Sign
- Alarm System and Ample Electrical Outlets
- High Traffic Count & Foot Traffic on Colfax & Wadsworth
- Growing Market in Lakewood
- Ample On-Site Parking
- Grease Trap in Suite 120
- [Enterprise Zone Property](#)

## Property Details

- Lease Rate**  
\$14.00 SF/YR (+ \$10.34 PSF NNN)
- Space Available**  
1,571 - 3,857 SF
- Building Size**  
8,401 SF
- Lot Size**  
0.45 Acres
- Zoning**  
M-C-T

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# Retail Space for Lease

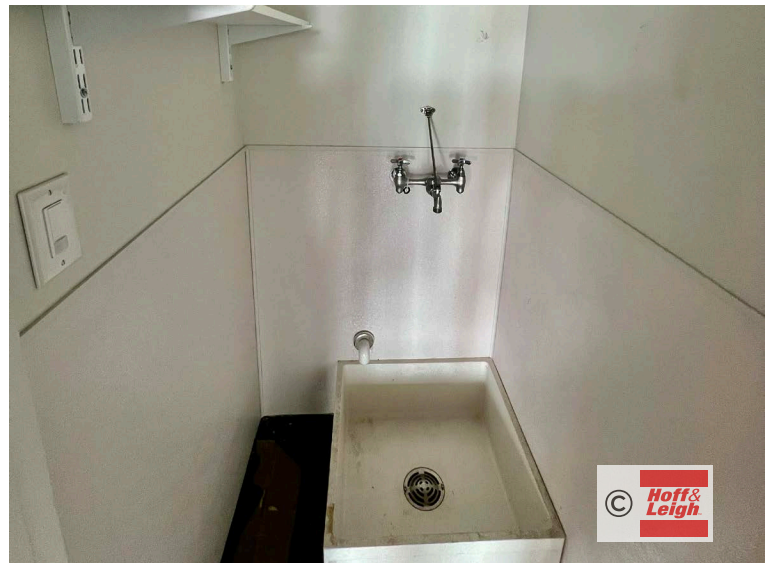
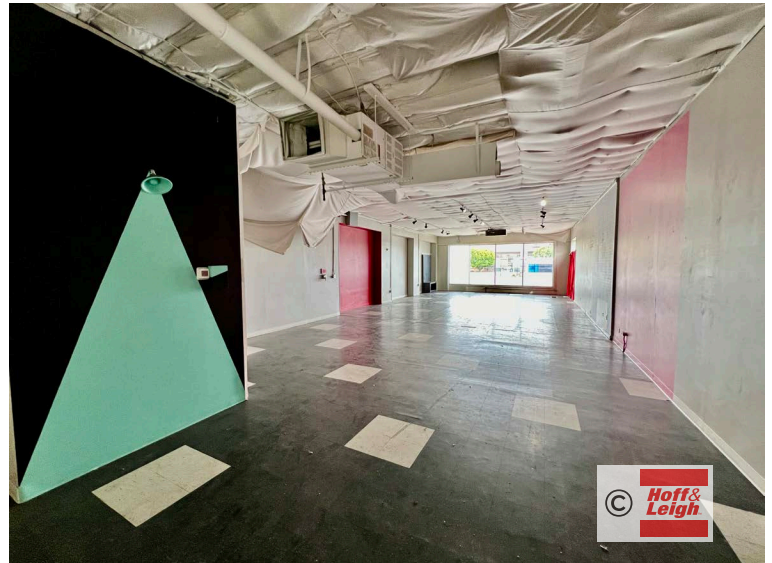
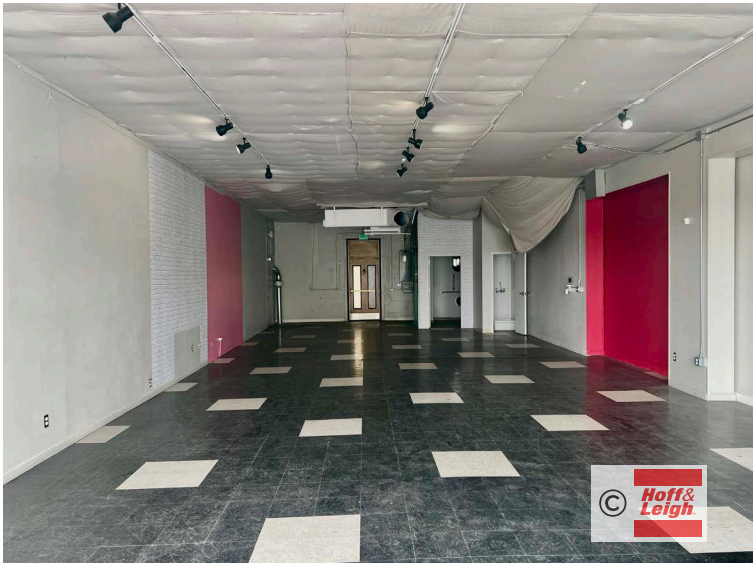
7310 W COLFAX AVENUE, LAKEWOOD, CO 80214

## Suite 110 (East Corner Unit)

1,571 SF x \$14.00 / SF/YR (+ \$10.34 /SF/YR NNN) = \$3,186.51 / Month

1,571 SF (+ 336 SF shared fenced patio)

- Former Photo Studio With Tile Floor
- 1 ADA Bathroom and 1 Washroom
- 2 Entrances: One Facing Vance St & One Back Entrance
- High Ceilings (10' 8") and Large Glass Windows



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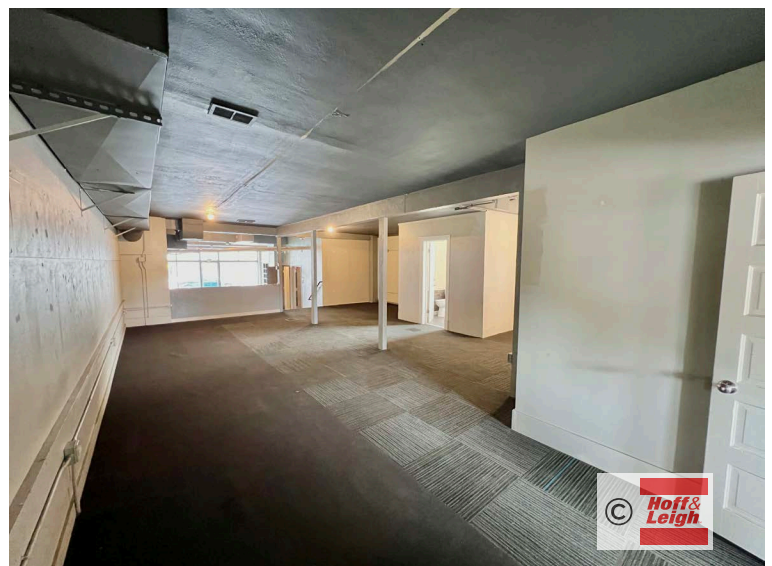
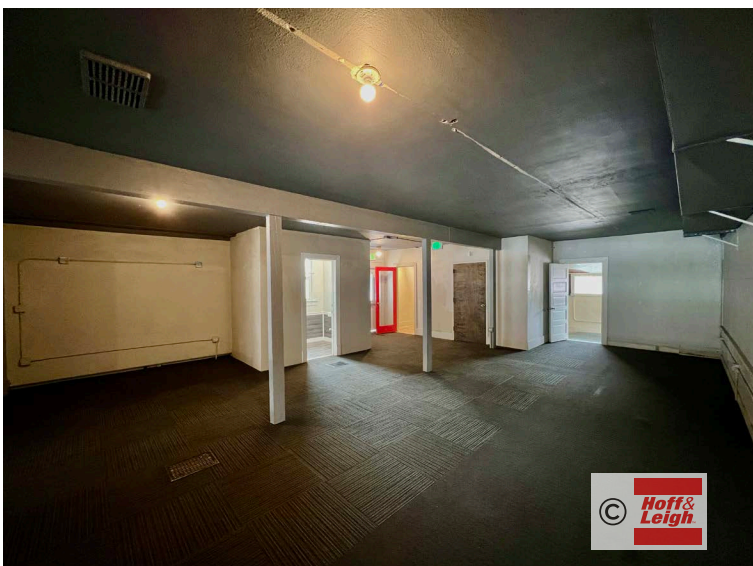
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## Suite 120 (Middle Unit)

2,286 SF x \$14.00 / SF/YR (+ \$10.34 / SF/YR NNN) = \$4,636.77 / Month  
2,286 SF (+ 750 SF basement area w/fridge + 336 SF shared fenced patio)

- Former Coffee Shop
- 2 Remodeled Bathrooms (1 ADA)
- 2 Entrances
- Retail Tiled Area with 11' 2" Ceilings
- Elevated carpeted area (8' 4" ceilings)
- 3 Storage Rooms; 2 Could Be Small Offices (50 SF x 30 SF)
- 1 Washroom With Floor Drain
- 2 Floor Drains
- Grease Trap



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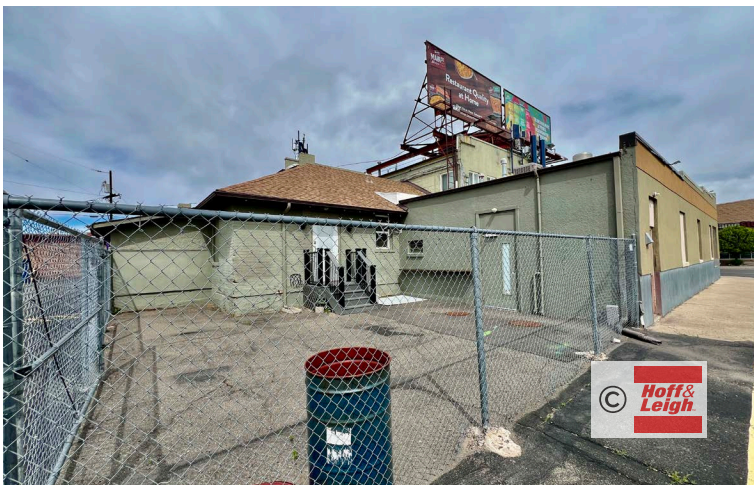
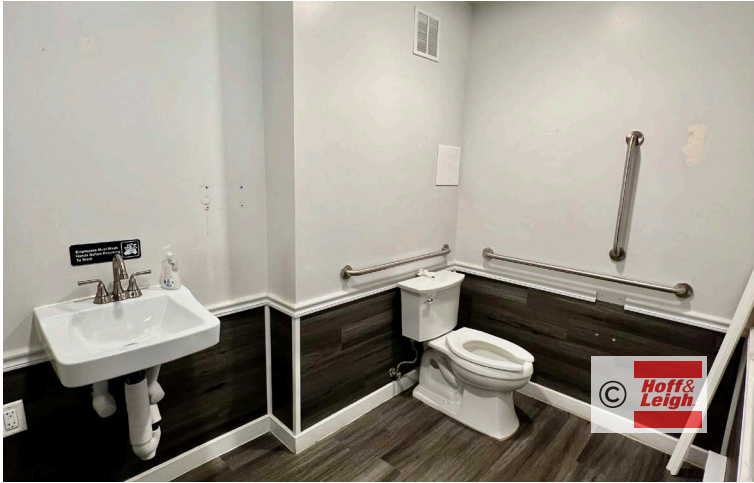




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## Suite 120 (Middle Unit)



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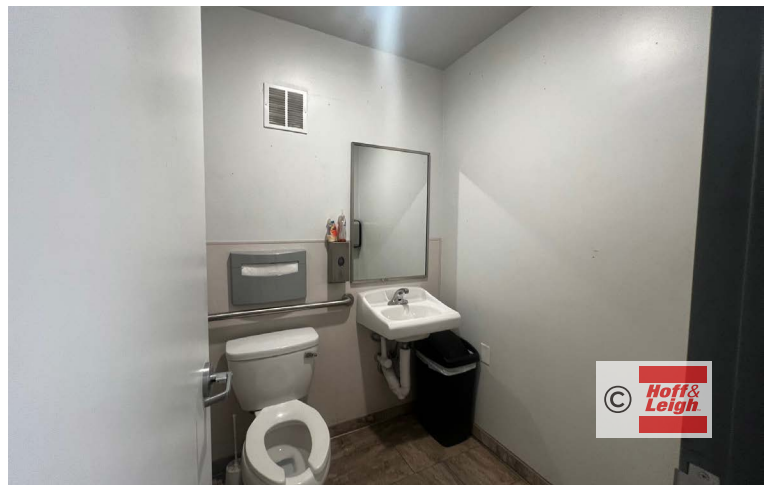
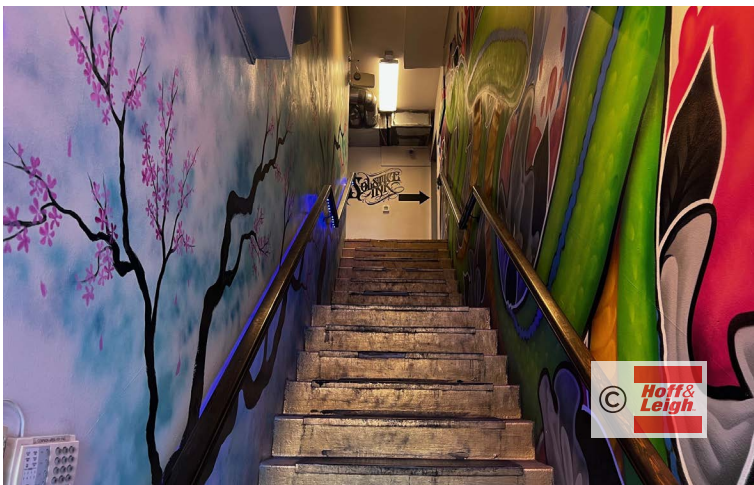
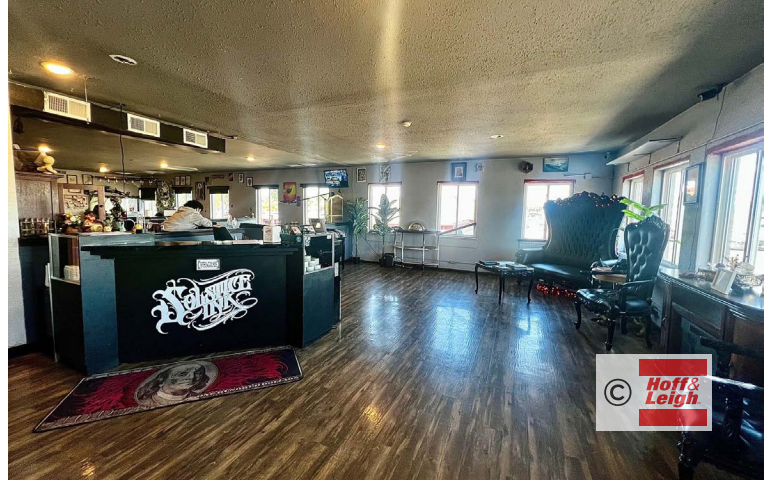
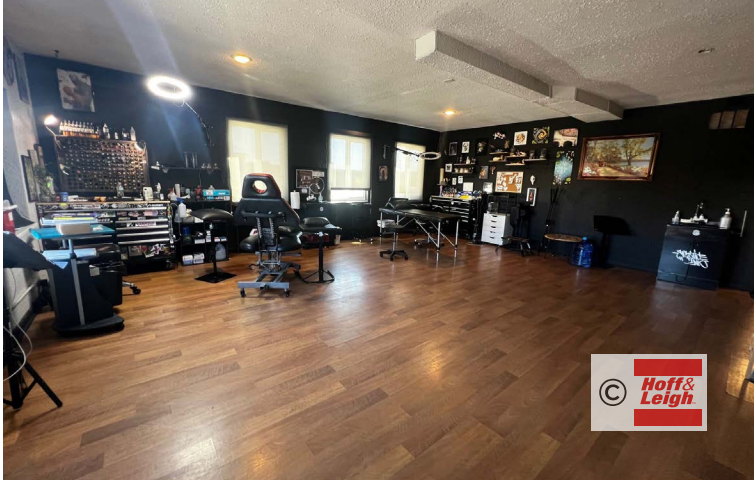




# Retail Space for Lease

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Can be demised into 3 suites (1,886 SF, 698 SF, 312 SF)



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## Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.



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**Michael Crawford**

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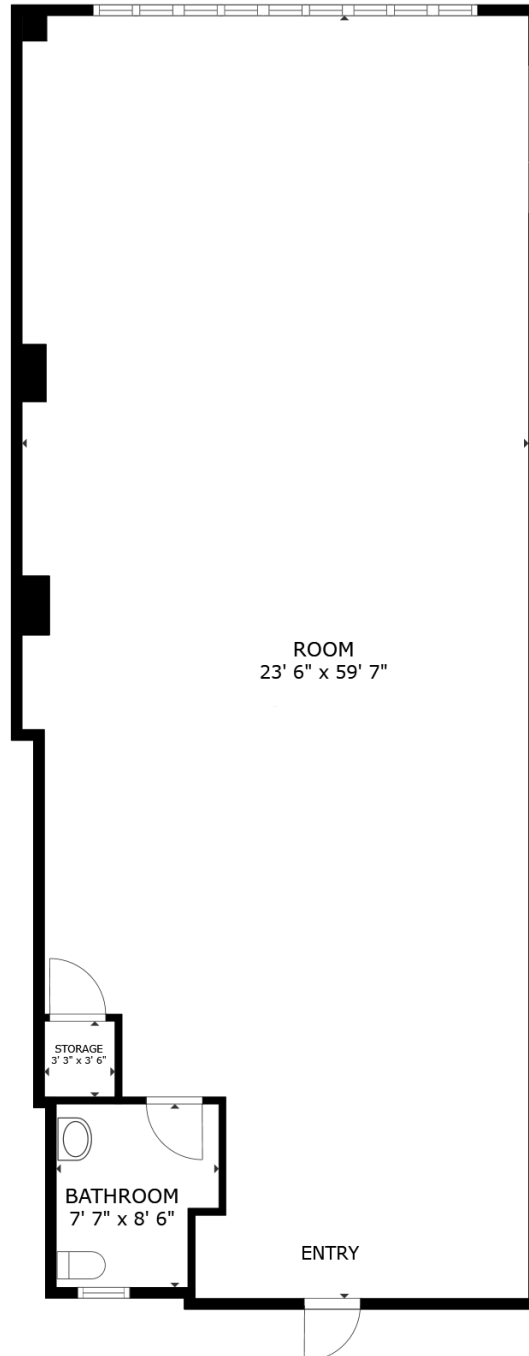
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# Retail Space for Lease

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## SUITE 110



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# Retail Space for Lease

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## SUITE 120



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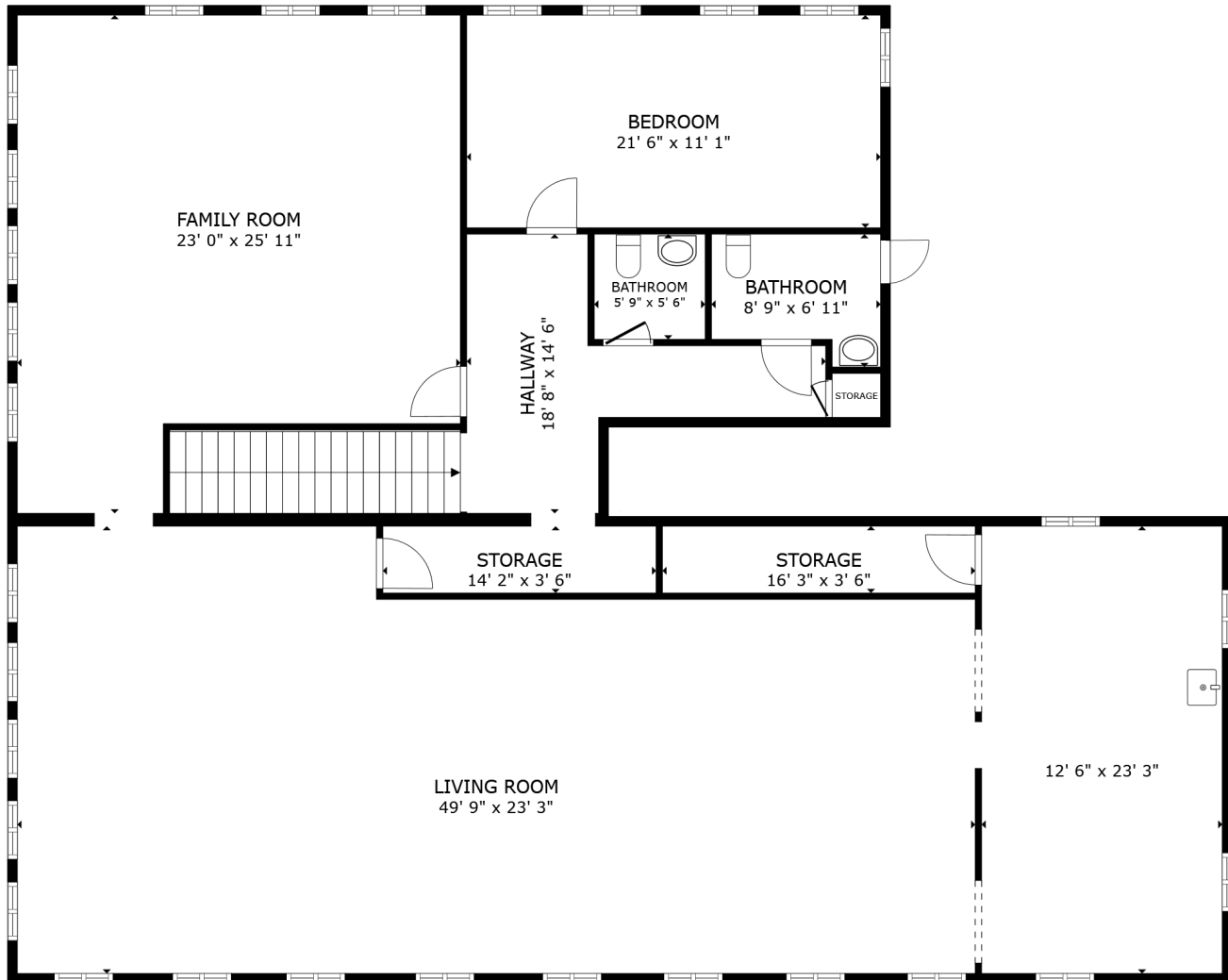
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## Second Floor Space



FLOOR PLAN

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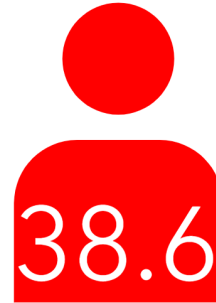
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## DEMOGRAPHICS



147,271  
Population



38.6  
Median Age



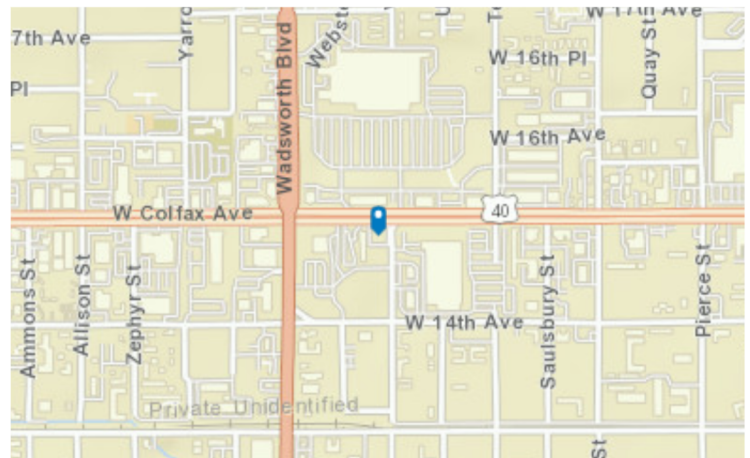
2.2  
Average Household Size



\$73,406  
Median Household Income

## TRAFFIC COUNT

Cross street	VPD	Distance
Vance St	32,113	0.0
Vance St	26,624	0.0
Nelson St	24,134	0.1
Teller St	26,000	0.1
W 14th Ave	50,000	0.1



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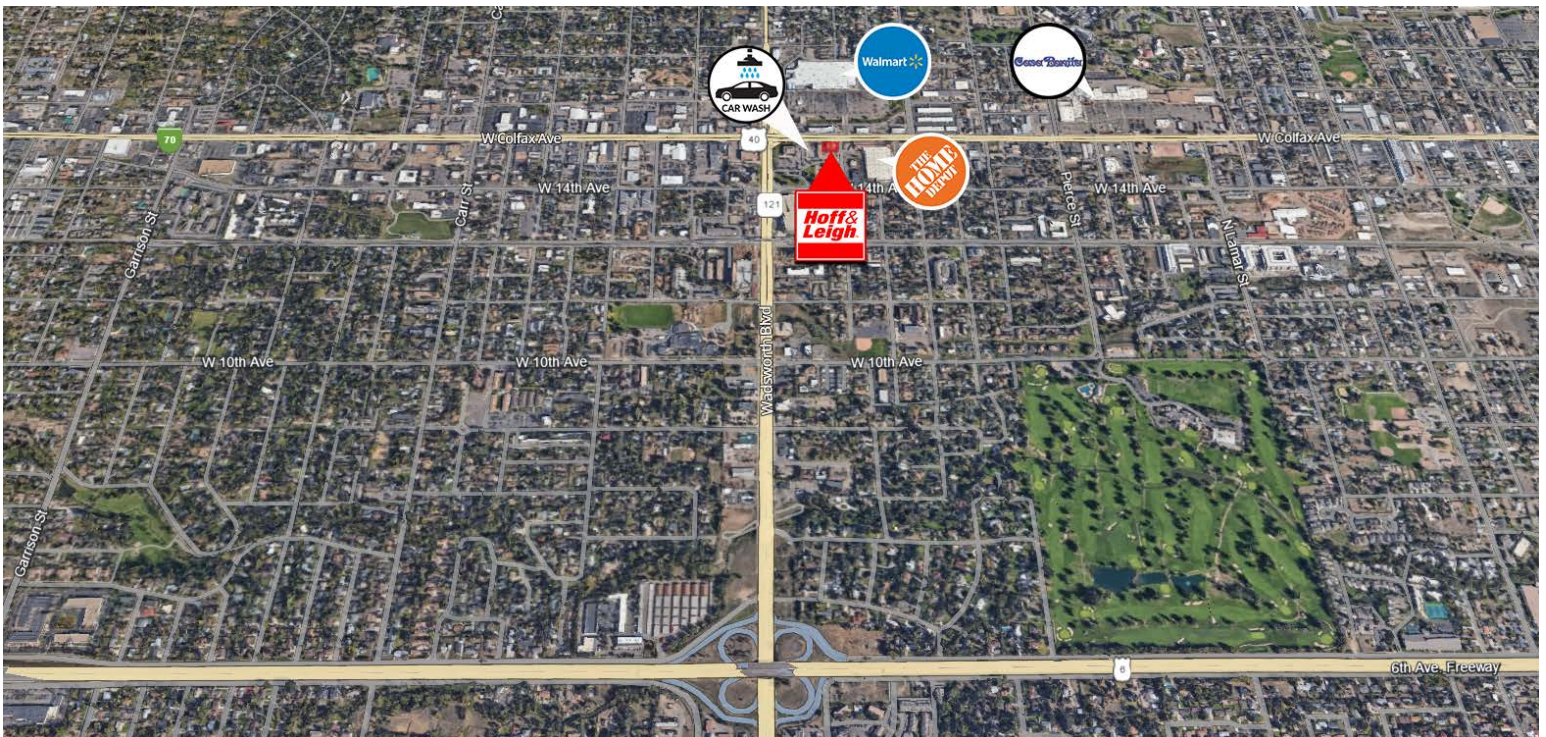






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