



# 16650 W. Colfax Ave.

GOLDEN, CO 80401

## LAND FOR SALE 2.66 Acre Pad Site

HIGH VISIBILITY LOCATION AT INTERSECTION OF W. COLFAX / 6TH AVE / I-70

### Property Overview

- 2.66 AC development pad site for sale with infrastructure in place
- Large and medium box anchors including: Home Depot, Kohl's, Carmax, Duluth Trading Co, Petco and more
- Very successful Hampton Inn located in Center
- High traffic counts with over 65,000 vehicles per day
- Monument Signage visible from on-ramp to I-70 and E-470
- Great visibility from new RTD West Rail Line
- Close to Federal Center, new St. Anthony's Campus and the Jefferson County Complex (Taj Mahal)

### Property Facts

|          |         |
|----------|---------|
| Lot Size | 2.66 AC |
| Use      | Retail  |
| Zoning   | PUD     |

**Sale Price:  
Contact Broker**



| Traffic Counts          | Vehicles/Day |
|-------------------------|--------------|
| 6th Ave & W. Colfax Ave | 35,000       |
| C-470 & W. Colfax Ave   | 21,178       |
| I-70 & C-470            | 90,000       |
| I-70 & West 6th Ave     | 62,834       |

\*Source: SitesUSA



**Demographics**

|                          | 1 Mile   | 3 Mile   | 5 Mile   |
|--------------------------|----------|----------|----------|
| Population               | 7,977    | 42,624   | 106,990  |
| Average Household Income | \$69,804 | \$74,538 | \$70,866 |
| Median Disposable Income | \$41,748 | \$45,711 | \$43,491 |

\*Source: Esri

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