

Retail Space for Lease

7310 W COLFAX AVENUE, LAKEWOOD, CO 80214

LIMITED TIME OFFER: MAJOR SAVINGS ON RETAIL SPACE



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 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:
110 (East Corner Unit)	1,571 SF	\$10.00 / SF/YR (+ \$10.34 /SF/YR NNN) = \$2,662.85/Month
120 (Middle Unit)	2,286 SF	\$10.00 / SF/YR (+ \$10.34 /SF/YR NNN) = \$3,874.78 / Month
210 (Second Floor)	312 SF	\$10.00 / SF/YR (+ \$10.34 /SF/YR NNN) = \$528.84 / Month
220 (Second Floor)	698 SF	\$10.00 / SF/YR (+ \$10.34 /SF/YR NNN) = \$1,183.11 / 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

Property Details

	Lease Rate \$14.00 SF/YR (+ \$10.34 PSF NNN) \$10.00 SF/YR (+ \$10.34 PSF NNN)
	Space Available 312 - 2,286 SF
	Building Size 8,401 SF
	Lot Size 0.45 Acres
	Zoning M-C-T

Rev: December 23, 2025



Our Network Is Your Edge

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Lisa Langiewicz
C: 970.903.4198
O: 720.572.5187
LisaL@HoffLeigh.com



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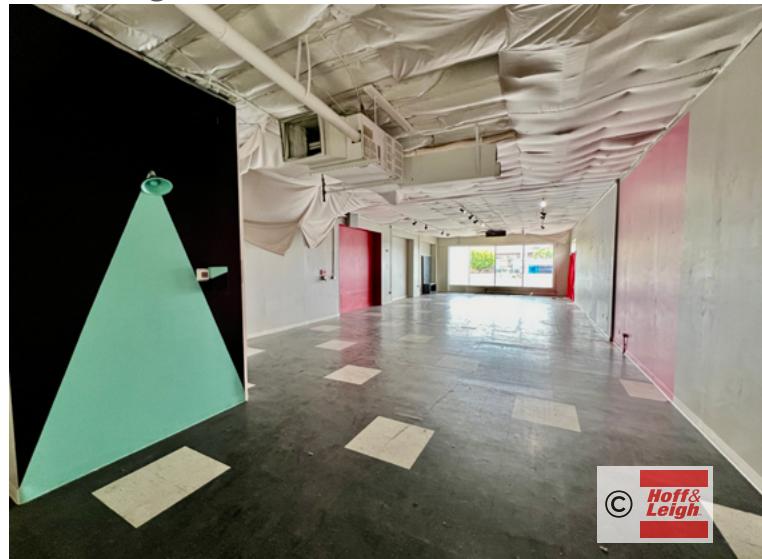
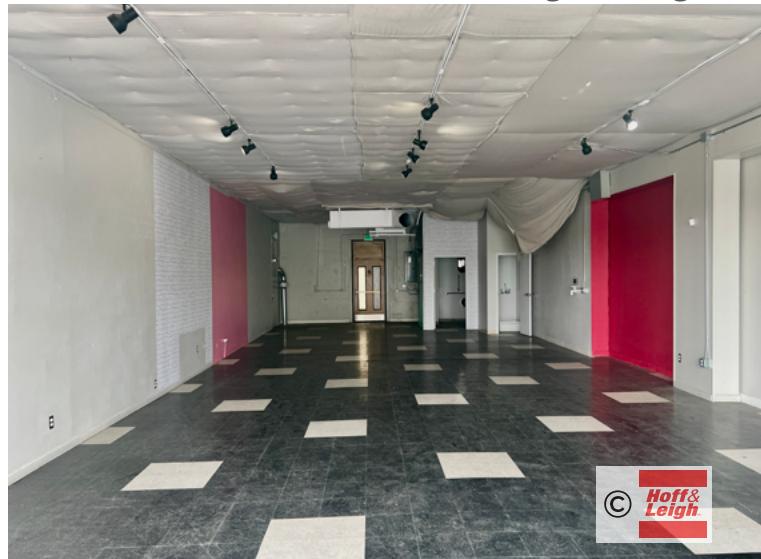
Suite 110 (East Corner Unit)

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

1,571 SF x \$10.00 / SF/YR (+ \$10.34 /SF/YR NNN) = \$2,662.85 / 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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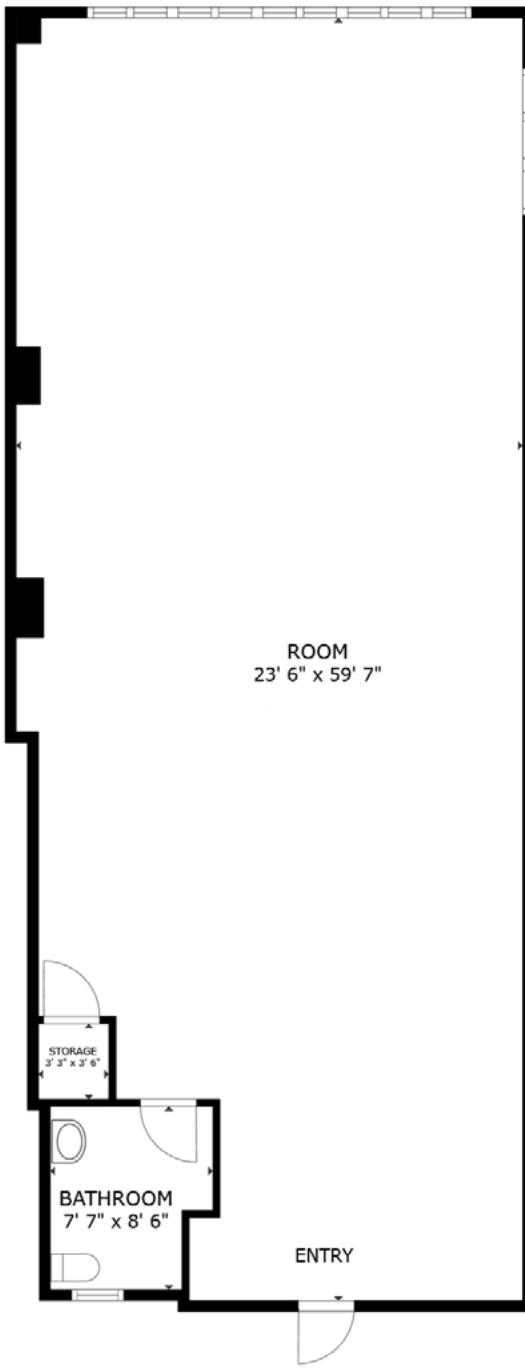
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SUITE 110



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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 x \$10.00 / SF/YR (+ \$10.34 /SF/YR NNN) = \$3,874.78~~

- 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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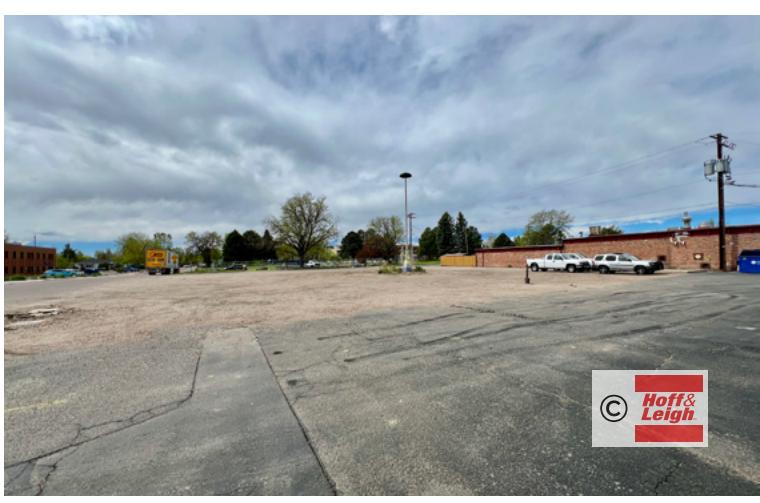
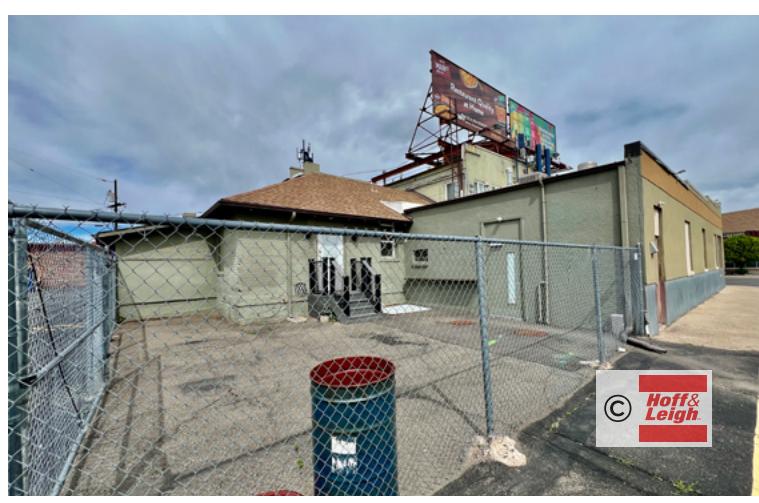
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Retail Space for Lease

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312 SF unit and 698 SF unit



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Retail Space for Lease

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SUITE 120



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Second Floor Suites 210 (312 SF) & 220 (698 SF):
Former Barber Shop and Small Office



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SUITES 210 & 220



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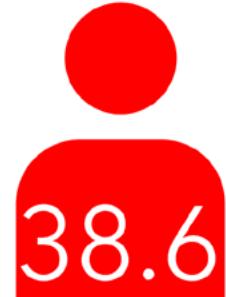
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DEMOGRAPHICS



147,271
Population



38.6
Median Age



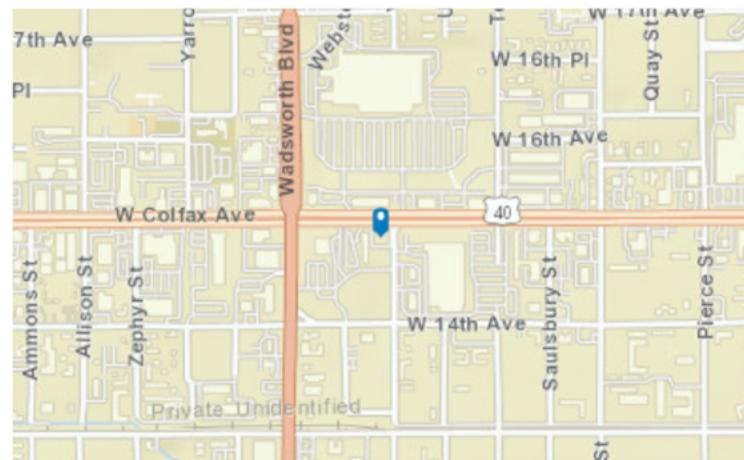
Average
Household Size



\$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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