

Retail Building for Lease

8410 W COLFAX AVENUE, LAKEWOOD, CO 80215



Overview

Hoff and Leigh is proud to present this unique and excellent opportunity to lease a 1,600 SF retail building with unbeatable exposure on West Colfax Avenue. Strategically located on W Colfax Avenue and Carr Street, between downtown Denver and the western suburbs. Surrounded by a mix of national and local retailers, restaurants, and residential neighborhoods. Minutes from light rail, as well as quick access to major highways. This property features an open floor plan, one bathroom, rear access, and a private courtyard in the back, offering flexible outdoor space for customers or employees. The building's large display windows, and direct street frontage is perfect for any retail, gallery, office or boutique service use. Reach out to us today for a private tour.

*Lease goes through September, 2025.

**Please do not disturb the tenant. Contact Hoff & Leigh for showing.

Lease Rate: 1,600 SF x \$16.80 (+NNN= \$10.00) = \$3,573.33 / Month

Highlights

- High Traffic Location
- Ample Parking
- Flexible Zoning
- Private Courtyard in the Back

Property Details



Lease Rate

\$16.80 SF/YR
(+ \$10.00 NNN)



Building Size

1,600 SF



Zoning

M-G-S

[CLICK FOR VIRTUAL TOUR](#)

Rev: August 25, 2025

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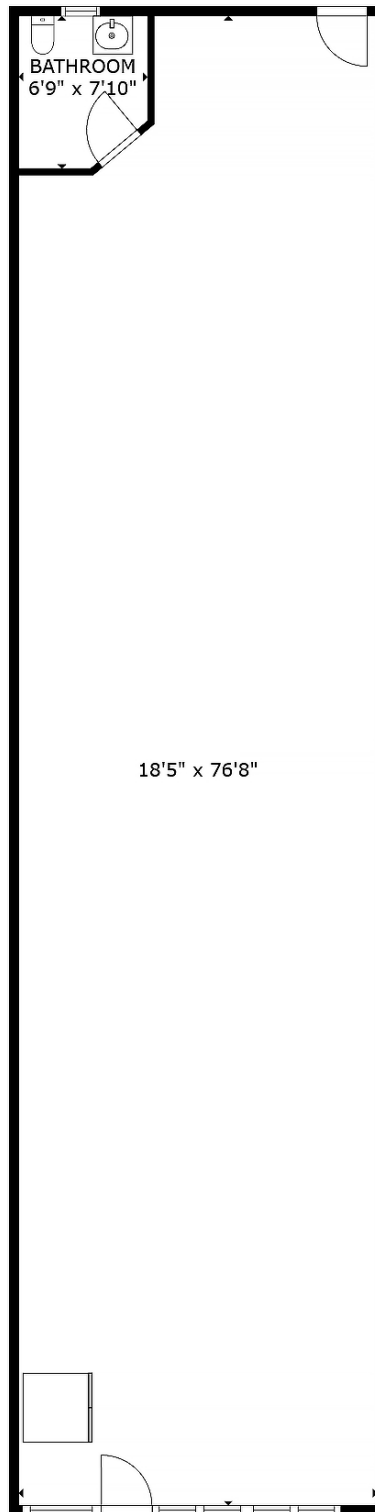


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FLOOR PLAN

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City of Lakewood

Planning Department
Civic Center North
470 South Allison Parkway
Lakewood, CO 80226-3127
Voice: 303-987-7571
Fax: 303-987-7990
www.lakewood.org/planning

ZONE DISTRICT SUMMARY



M-G-S

Mixed Use - General - Suburban

The M-G-S district is intended to provide for mixed-use and community commercial development generally along arterial streets and in transit areas. The Suburban context reflects a more auto-oriented environment, and allows for a limited amount of parking to be provided between adjacent public streets and the development.

The official Zoning Ordinance is available online: www.lakewood.org/zoning

Building Setbacks

Front (measured from edge of existing or future public improvements.)	Minimum: 10 feet Maximum: 85 feet	¹ Buildings not located at the 0 foot setback shall be located a minimum of 5 feet from the property line. ² The Build-to-Zone requirement is the percentage of lot width that must contain a portion of a building within the front setback range. ³ Subject to height transition when adjacent to residential zoning, see 17.5.3.4 . ⁴ All single-use multifamily developments must provide at least 30% open space.
Side ¹	Minimum: 0/5 feet	
Rear ¹	Minimum: 0/5 feet	

Build-to-Zone Requirement² 45%

Height Requirements³
Minimum: None
Maximum: 60 feet

Open Space⁴ Minimum: 20% or 30%

Non-Residential Building Footprint Maximum: None

Retail Allowed per Business Maximum: None

Residential Density⁵
Minimum: None
Maximum: None

Surface Parking Lot Locations Allowed

- Between building and public street
- Behind rear plane of a building
- To the side of a building

This summary is only a guide. Definitive information should be obtained from the complete [Zoning Ordinance](#). Rev. November 2022

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Permitted Land Uses

Permitted as a use by right.

Attached Dwelling Unit	Personal Service
Multifamily	Restaurant
Group Home (1-8 client residents)	Retail
Group Residential Facility	
Bar	Community Building
Club, Lodge, or Service	Convention or Exposition Center
Organization Day Care Facility,	Park
Adult or Child Emergency Medical	Religious Institution
Facility Entertainment Facility,	School, Public or Private
Indoor Fitness or Athletic Facility,	School, Vocational or Trade
Private Gallery or Studio	Transportation Facility, Public
Hotel	University or College
Manufacturing, Light	Utility Facility, Minor
Mortuary	
Motel	Home Business, Major
Motor Vehicle Sales, Indoor	Wireless Communications Facility
Office	Stealth
Parking, Stand-Alone, Structured	New Freestanding Structure ≤ 60 ft. in height
Horticulture	

Limited Land Uses

Permitted as a use subject to compliance with any supplemental standards identified in [Section 17.4.3](#).

Accessory Dwelling Unit	Parking, Stand-Alone, Surface
Adult Business	Pawnbroker
Animal Care, Indoor	Rental, Service, or Repair of Large Items
Contractor Shop	
Medical Marijuana Business	Apiaries
Motor Vehicle Rental or Leasing	Community Garden
Motor Vehicle Sales, Outdoor	Temporary Use, Short-term
Motor Vehicle Service	
Car Wash	
Minor	

Special Land Uses

Permitted with a special use permit, subject to compliance with Section 17.4.3.

Shelter	Hospital
Entertainment Facility, Outdoor	Utility Facility, Major
Mini-Warehouse or Storage	Temporary Use, Long-term
Motor Vehicle Service	
Major	Wind-Powered Electric Generator, Freestanding
Fueling Station	Wireless Communications Facility, > 60 ft. in Height
Vehicle Dispatch Facility	Solar Garden

Accessory Land Uses

Only permitted as accessory to a permitted use, subject to compliance with [Section 17.4.3](#).

Storage, Outdoor	Satellite Dish Antenna
Construction or Sales	Solar Collection System
Trailer Outdoor Display	
Home Business, Minor	Wireless Communications Facility, Existing Structures
	Building Facade Mounted
	Roof Mounted
	Other Freestanding Support Structure

Land use definitions can be found in Article 14 of the [Zoning Ordinance](#).

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DEMOGRAPHICS



132,711
Population



37.9
Median Age



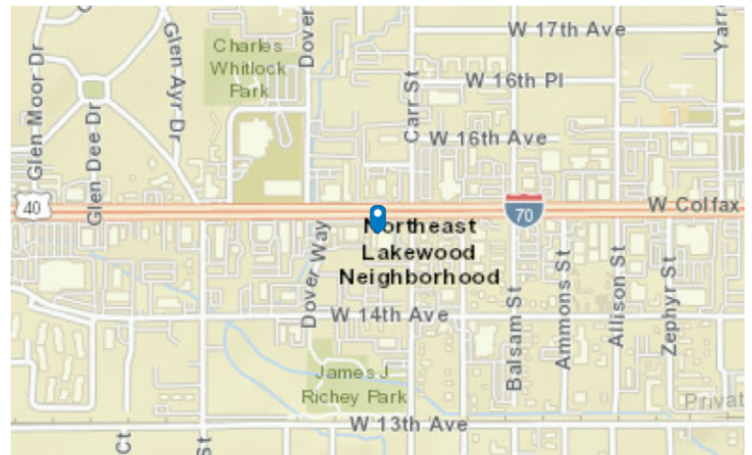
2.2
Average
Household Size



\$83,213
Median Household
Income

TRAFFIC COUNT

Cross street	VPD	Distance
Carr St	26,000	0.0
W 13th Ave	4,700	0.0
I- 70 Bus	4,732	0.0
Carr St	22,000	0.0
W 20th Ave	4,713	0.1



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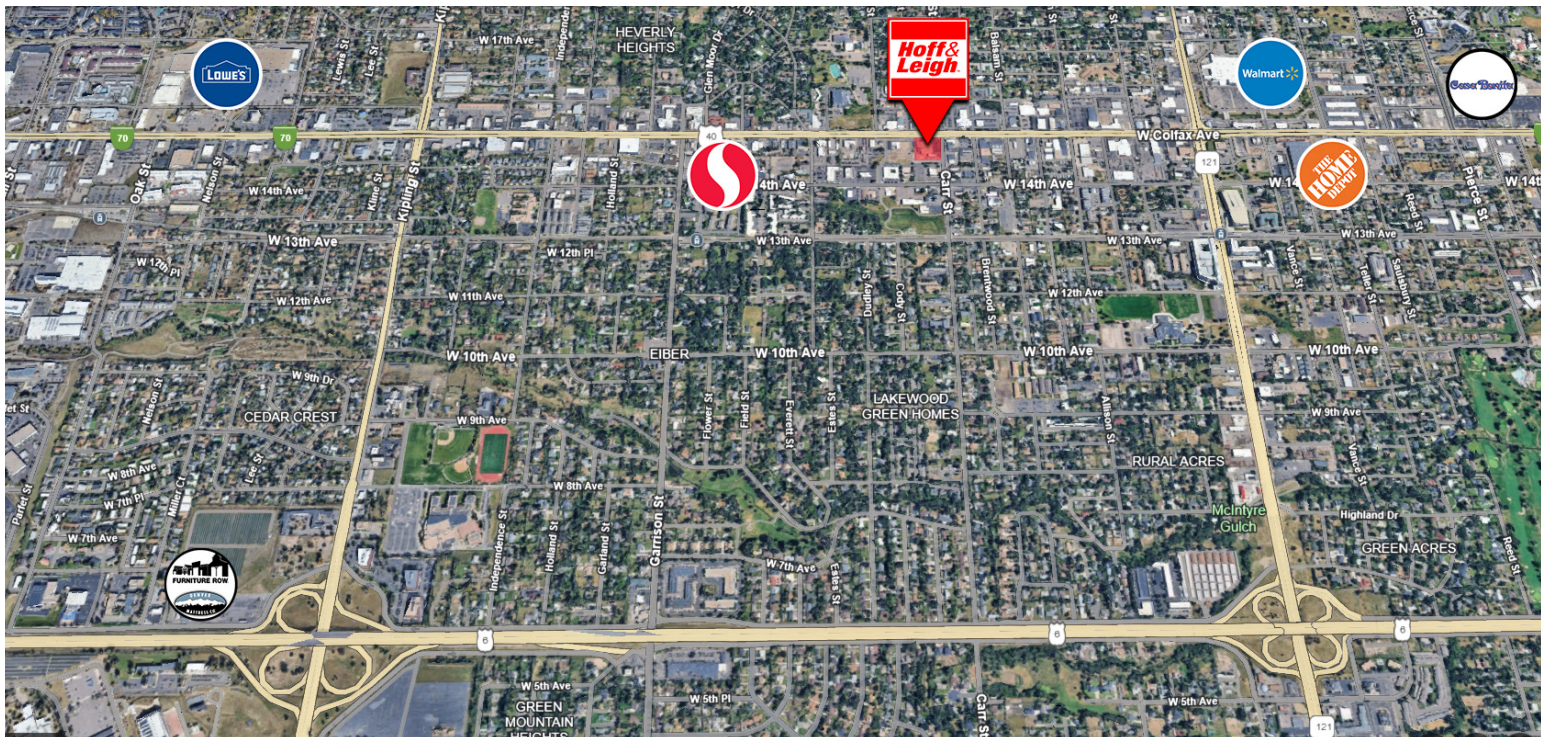


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