

Retail Building for Lease

8410 W COLFAX AVENUE, LAKEWOOD, CO 80215

PRICE REDUCED!



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 \$15.00 (+NNN= \$10.00) = \$3,333.33 / Month


Highlights

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

Property Details

 **Lease Rate**
\$16.80 SF/YR—
\$15.00 SF/YR
(+ \$10.00 NNN)

 **Zoning**
M-G-S

 **Building Size**
1,600 SF

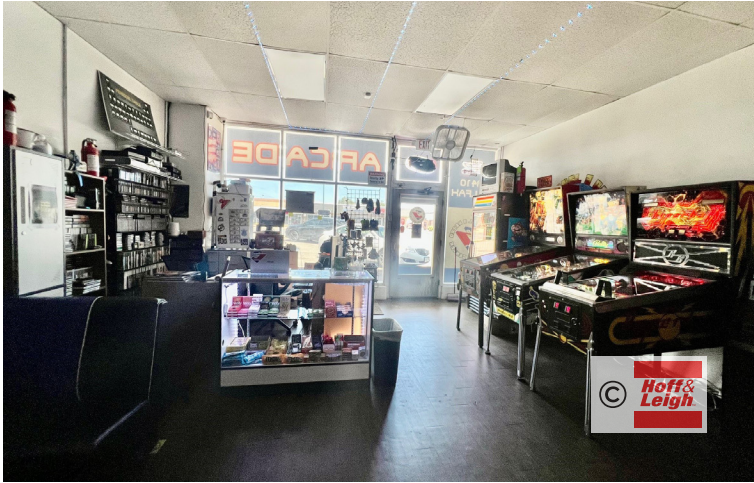
[CLICK FOR VIRTUAL TOUR](#)

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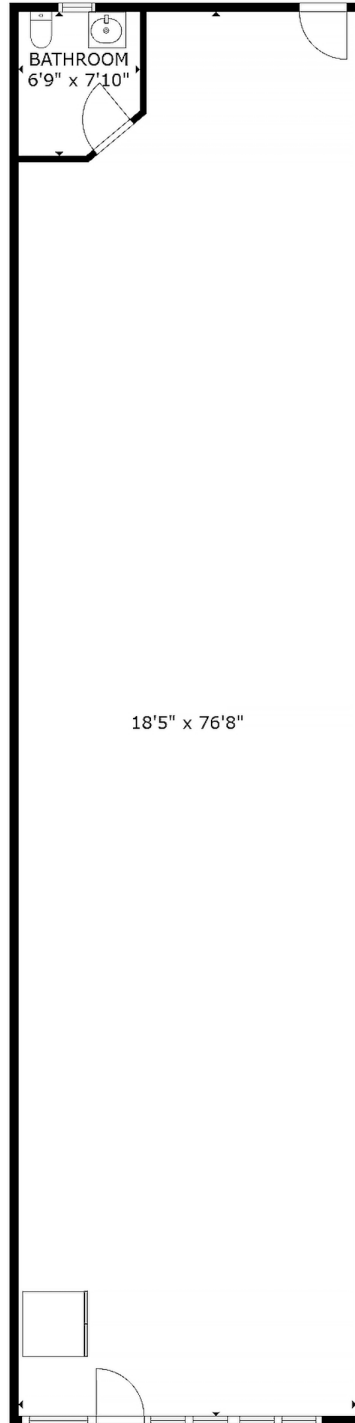
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FLOOR PLAN

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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
Side¹	Minimum: 0/5 feet
Rear¹	Minimum: 0/5 feet

¹Buildings not located at the 0 foot setback shall be located a minimum of 5 feet from the property line.

²The Build-to-Zone requirement is the percentage of lot width that must contain a portion of a building within the front setback range.

Build-to-Zone Requirement² 45%

Height Requirements³ Minimum: None
Maximum: 60 feet

³Subject to height transition when adjacent to residential zoning, see [17.5.3.4](#).

Open Space⁴ Minimum: 20% or 30%

⁴All single-use multifamily developments must provide at least 30% open space.

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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<p>Permitted Land Uses</p> <p>Permitted as a use by right.</p>	<p>Attached Dwelling Unit Multifamily Group Home (1-8 client residents) Group Residential Facility</p> <p>Bar Club, Lodge, or Service Organization Day Care Facility, Adult or Child Emergency Medical Facility Entertainment Facility, Indoor Fitness or Athletic Facility, Private Gallery or Studio Hotel Manufacturing, Light Mortuary Motel Motor Vehicle Sales, Indoor Office Parking, Stand-Alone, Structured Horticulture</p>	<p>Personal Service Restaurant Retail</p> <p>Community Building Convention or Exposition Center Park Religious Institution School, Public or Private School, Vocational or Trade Transportation Facility, Public University or College Utility Facility, Minor</p> <p>Home Business, Major</p> <p>Wireless Communications Facility Stealth New Freestanding Structure ≤ 60 ft. in height</p>
<p>Limited Land Uses</p> <p>Permitted as a use subject to compliance with any supplemental standards identified in Section 17.4.3.</p>	<p>Accessory Dwelling Unit</p> <p>Adult Business Animal Care, Indoor Contractor Shop Medical Marijuana Business Motor Vehicle Rental or Leasing Motor Vehicle Sales, Outdoor Motor Vehicle Service Car Wash Minor</p>	<p>Parking, Stand-Alone, Surface Pawnbroker Rental, Service, or Repair of Large Items</p> <p>Apiaries Community Garden</p> <p>Temporary Use, Short-term</p>
<p>Special Land Uses</p> <p>Permitted with a special use permit, subject to compliance with Section 17.4.3.</p>	<p>Shelter</p> <p>Entertainment Facility, Outdoor Mini-Warehouse or Storage Motor Vehicle Service Major Fueling Station</p> <p>Vehicle Dispatch Facility</p>	<p>Hospital Utility Facility, Major Temporary Use, Long-term</p> <p>Wind-Powered Electric Generator, Freestanding</p> <p>Wireless Communications Facility, > 60 ft. in Height Solar Garden</p>
<p>Accessory Land Uses</p> <p>Only permitted as accessory to a permitted use, subject to compliance with Section 17.4.3.</p>	<p>Storage, Outdoor</p> <p>Construction or Sales Trailer Outdoor Display</p> <p>Home Business, Minor</p>	<p>Satellite Dish Antenna Solar Collection System</p> <p>Wireless Communications Facility, Existing Structures</p> <p>Building Facade Mounted Roof Mounted Other Freestanding Support Structure</p>

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



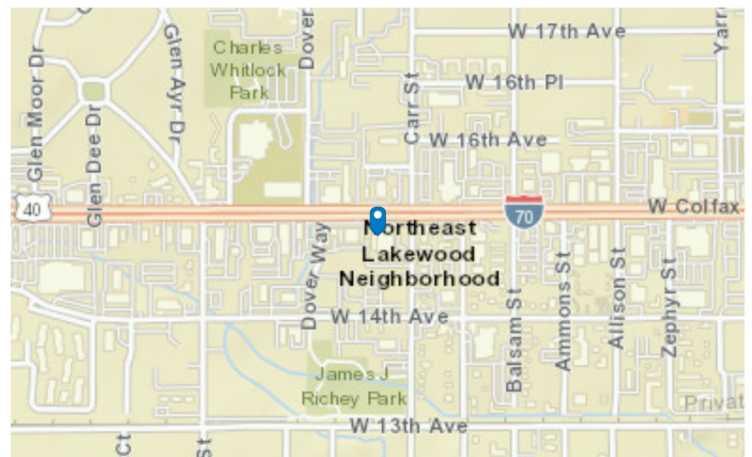
2.2
Average Household Size



\$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



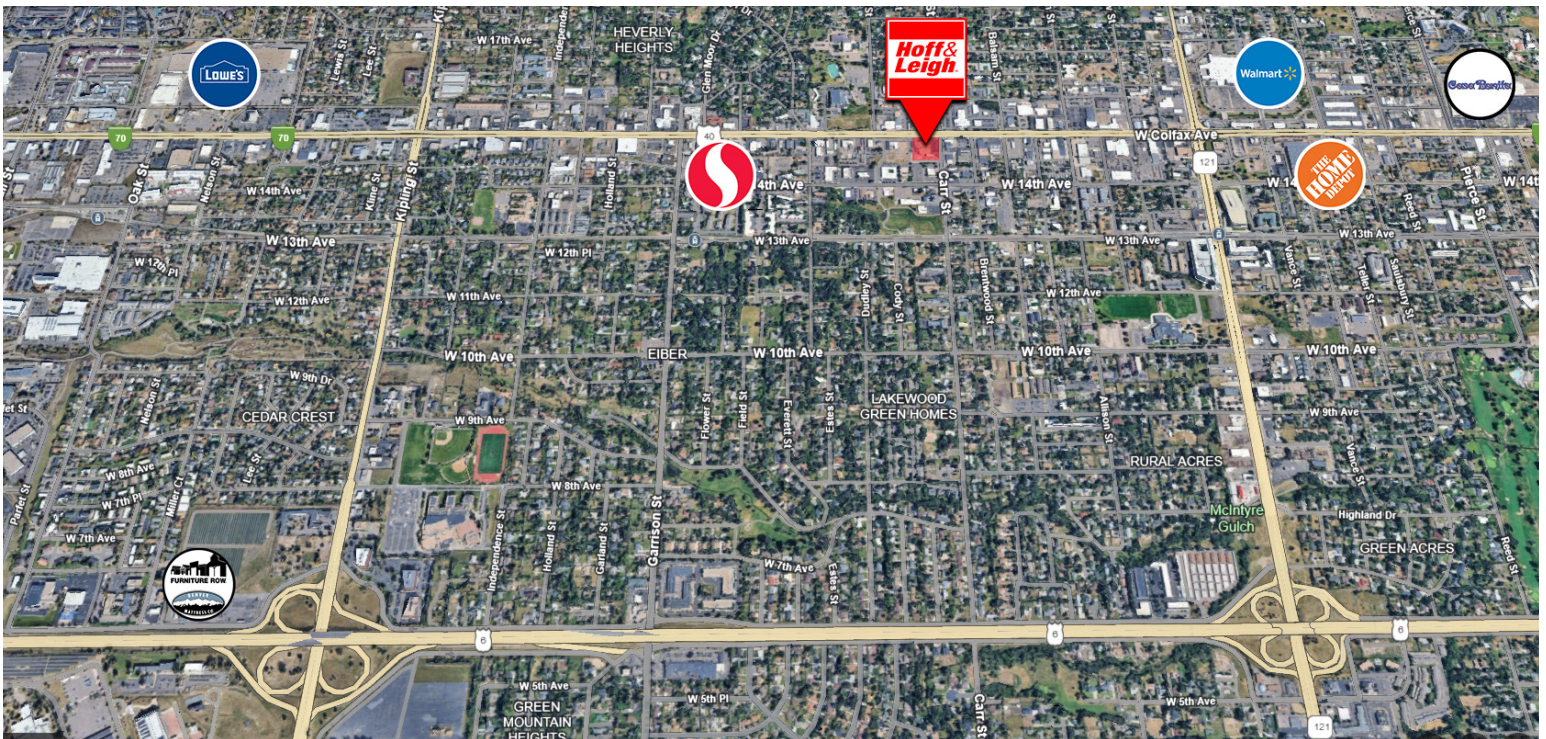
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