8101 W Colfax Ave
Lakewood, CO

FOR SALE

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STEP COMMERCIAL

Property Notes:

We proudly present a three level, rare owner-user opportunity featuring a ±16,320 SF freestanding showroom, office, and light distribution building situated on approximately 0.60 acres along the highly visible West Colfax corridor in Lakewood, Colorado. This well-located asset offers exceptional frontage, flexible layout, and strong repositioning potential in one of the Denver metro's most dynamic commercial corridors.

Asking Price:	$2,290,000
Building Size:	16,320 SF
Lot Size:	0.60 Acres
Visibility:	26,624 VPD
Year Built:	1972

Location Description

8101 W Colfax Avenue is prominently located along West Colfax Avenue, one of the Denver metropolitan area's primary east-west thoroughfares.

The property benefits from proximity to Wadsworth Boulevard, 6th Avenue, and convenient access to Downtown Denver and surrounding suburbs. The immediate area features a strong mix of national retailers, local businesses, restaurants, and residential density, supporting both customer traffic and employee accessibility. West Colfax continues to experience revitalization and redevelopment activity, enhancing long-term investment stability and growth potential.

Property Highlights

- ±16,320 SF Freestanding Commercial Building
- Approximately 0.60-Acre Lot
- Prime West Colfax Frontage with Excellent Visibility
- Flexible Layout: Retail Showroom | Office | Light Distribution
- Dock-High Loading Door
- Ample On-Site Parking
- Strong Owner-User or Investment Opportunity
- Strategic Access to Wadsworth Blvd, 6th Ave & Downtown Denver
- ±26,600 vehicles per day (VPD)

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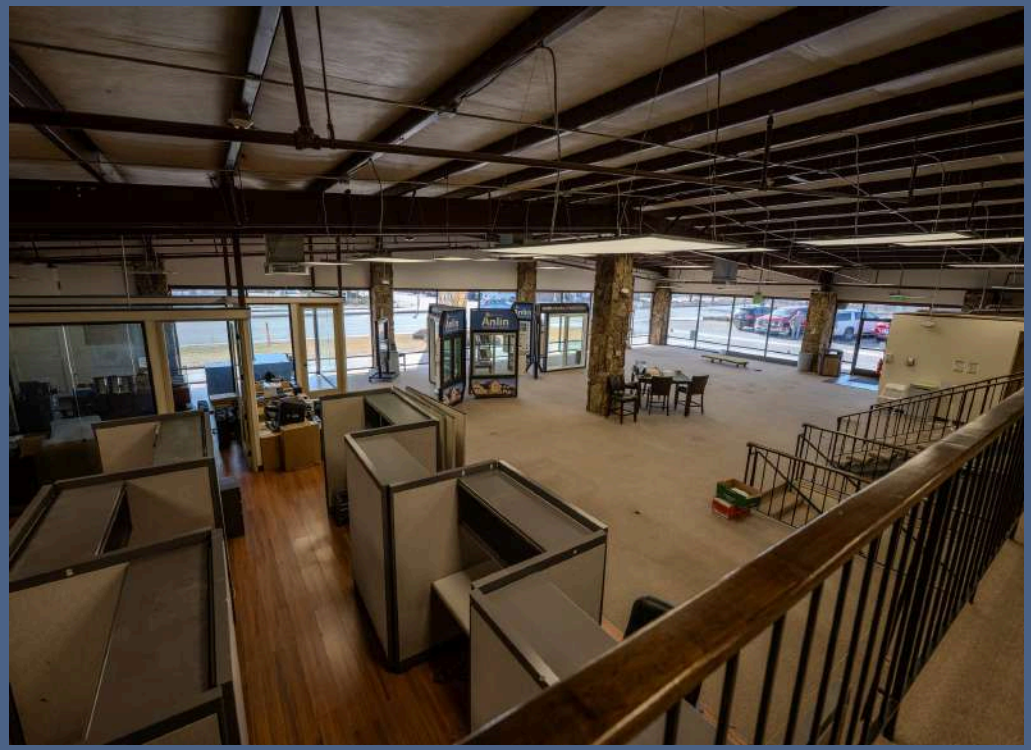
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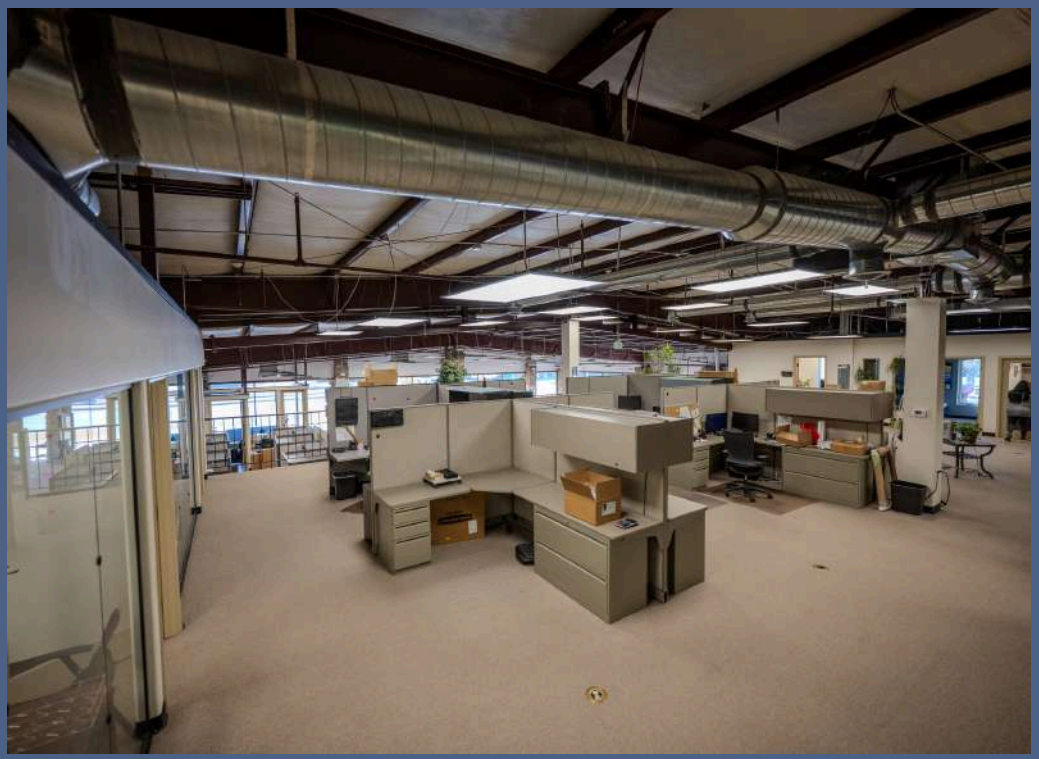

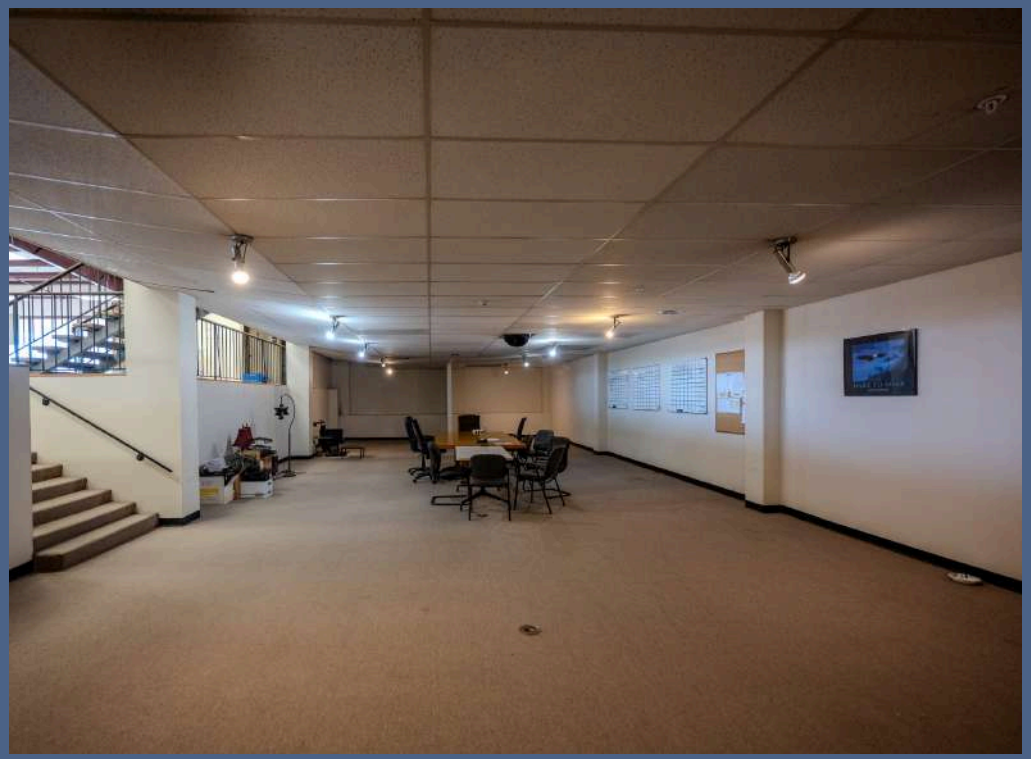

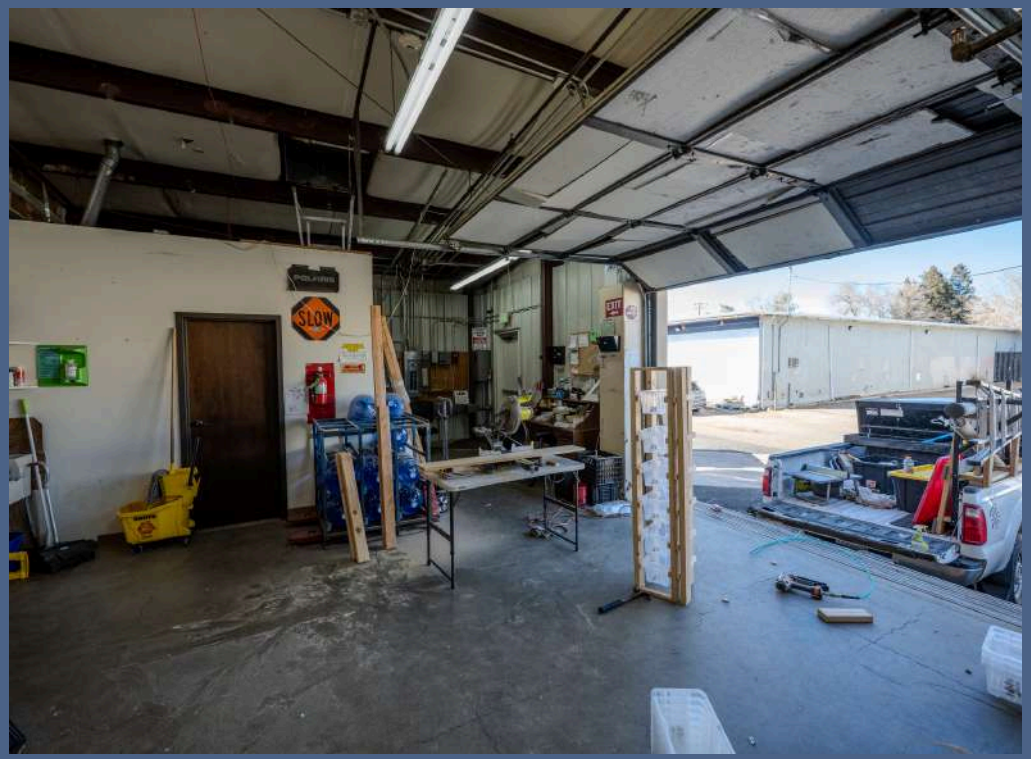
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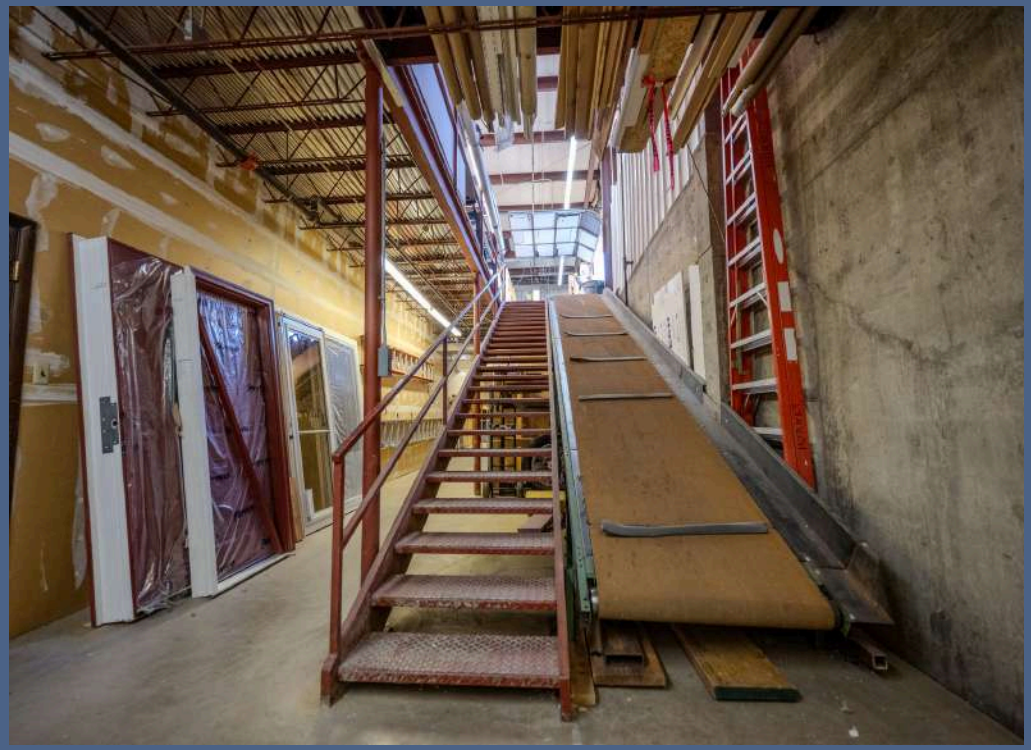
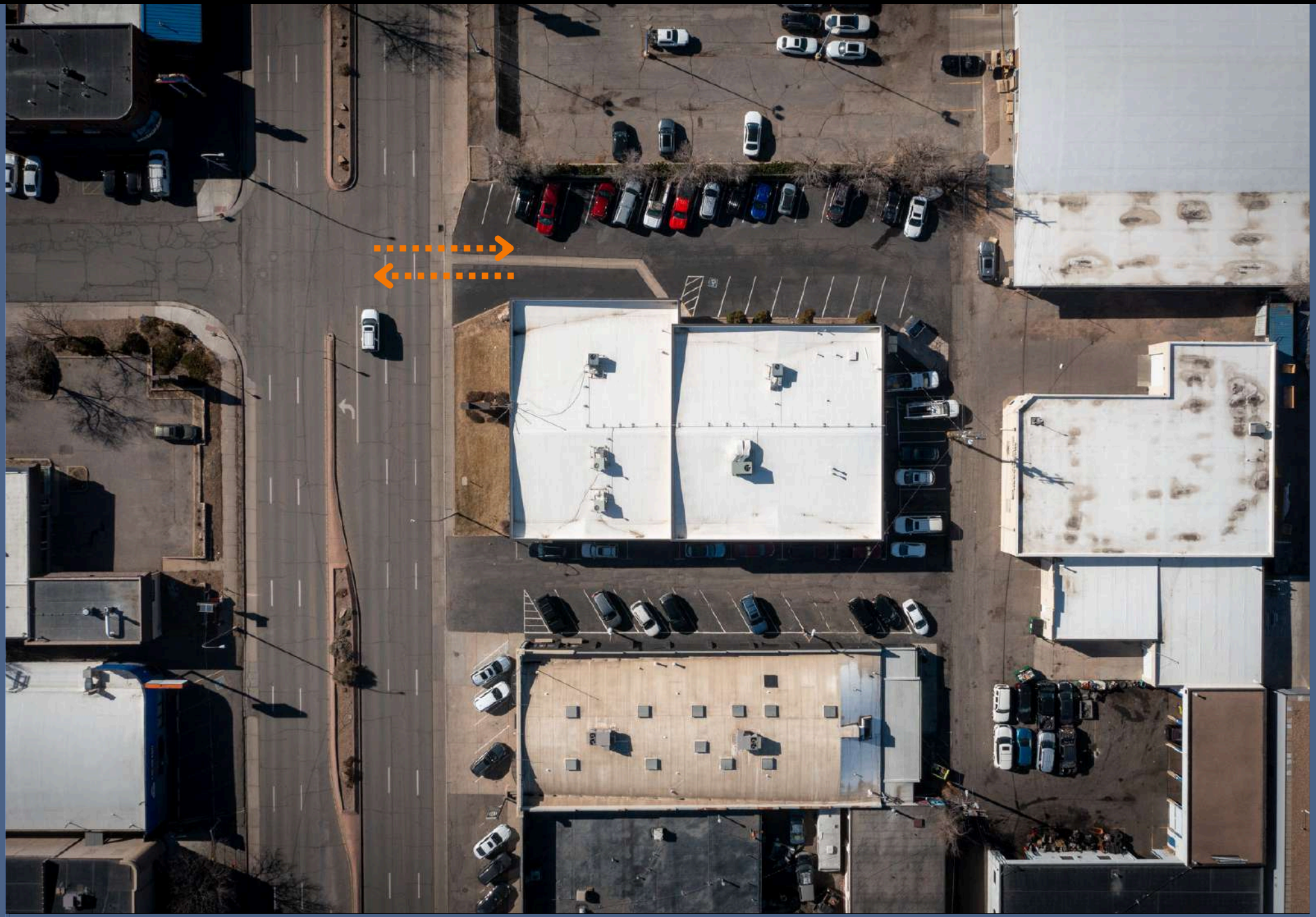
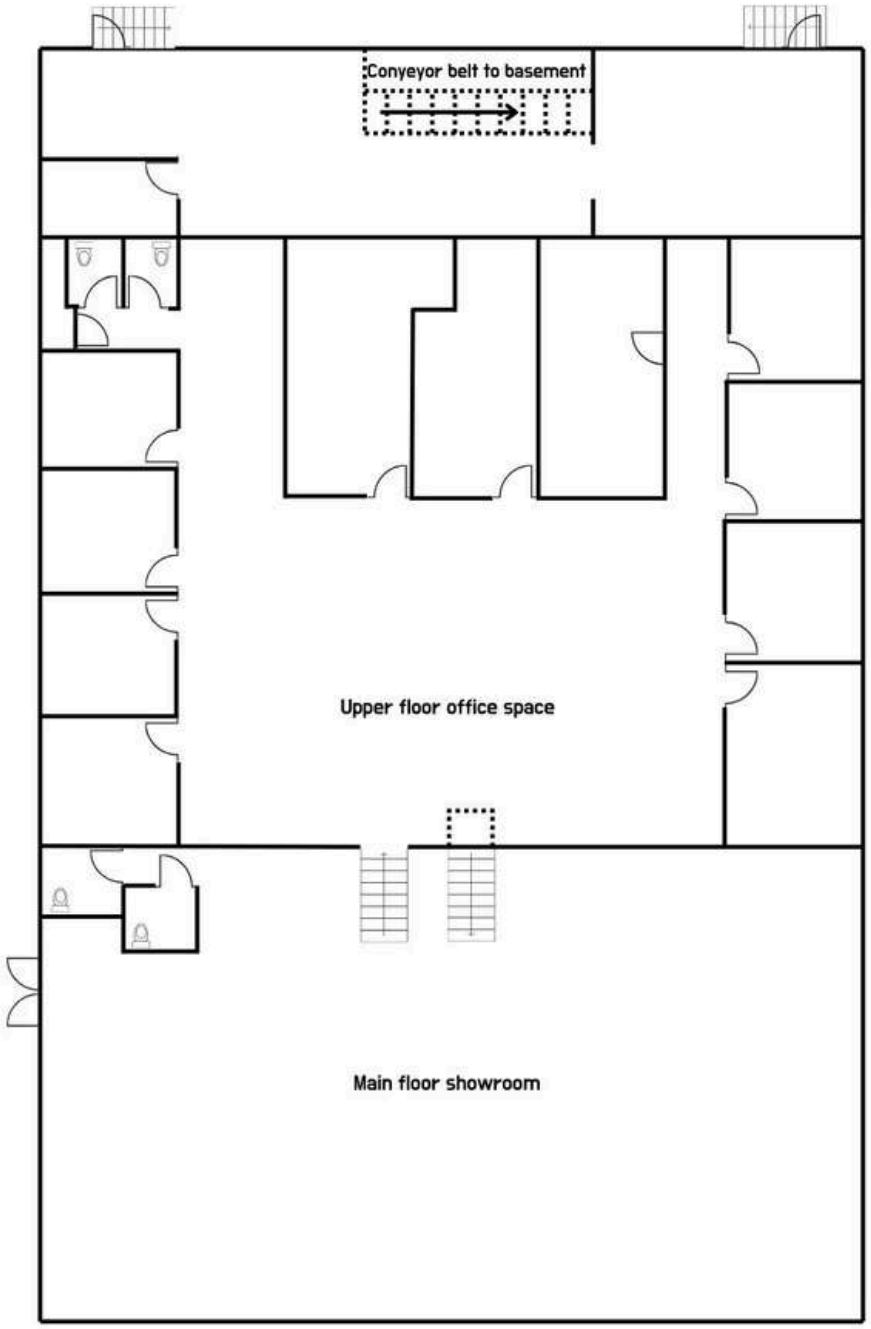
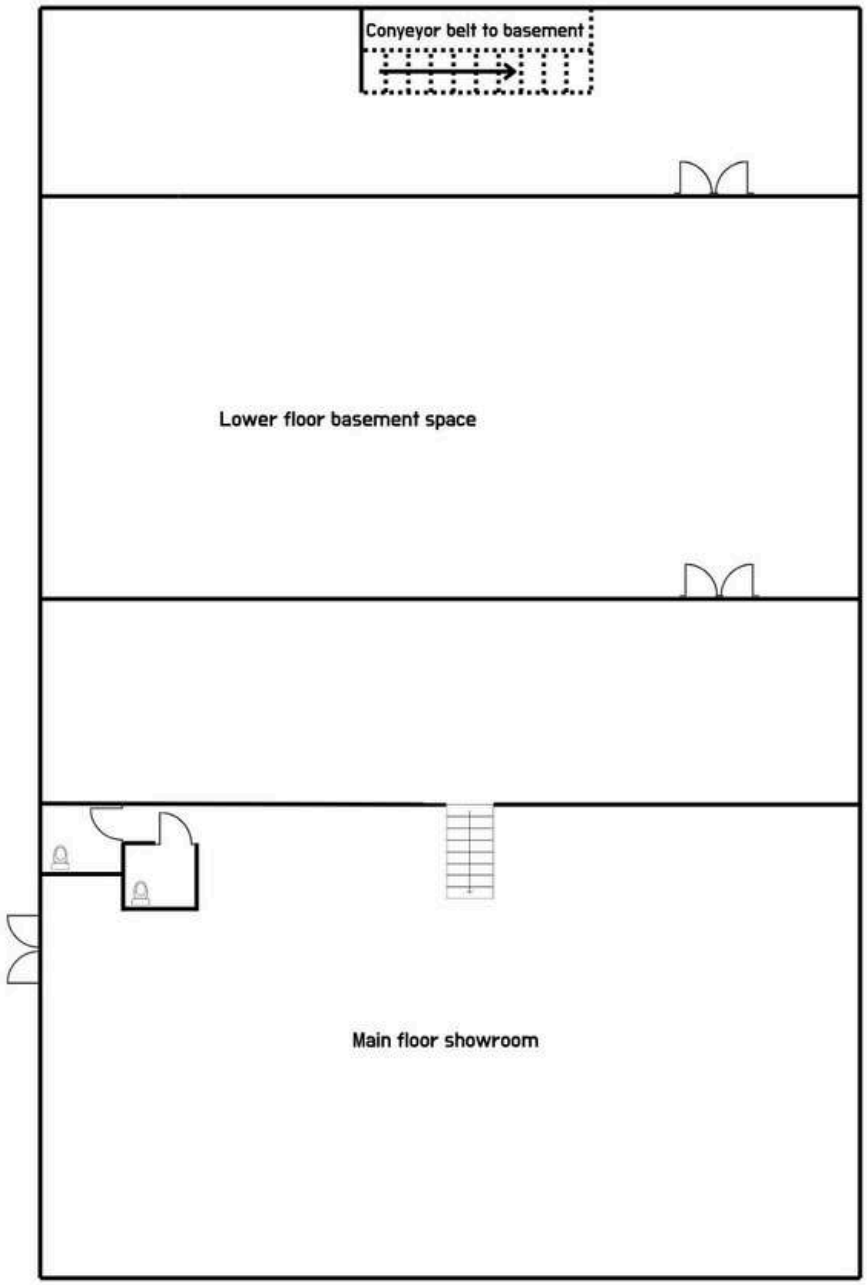


Ingress/Egress



Floor Plan


Conveyor belt to basement
Upper floor office space
Main floor showroom


Conveyor belt to basement
Lower floor basement space
Main floor showroom

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Take the Next Step

Contact US

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