

# LAMAR STATION PLAZA

LAKWOOD, CO | 6431-6791 WEST COLFAX AVENUE

BROAD STREET



**6,114 - 63,913 SF Available**

Newly Redeveloped Retail Center

Aggressive T.I. Packages For Qualified Tenants



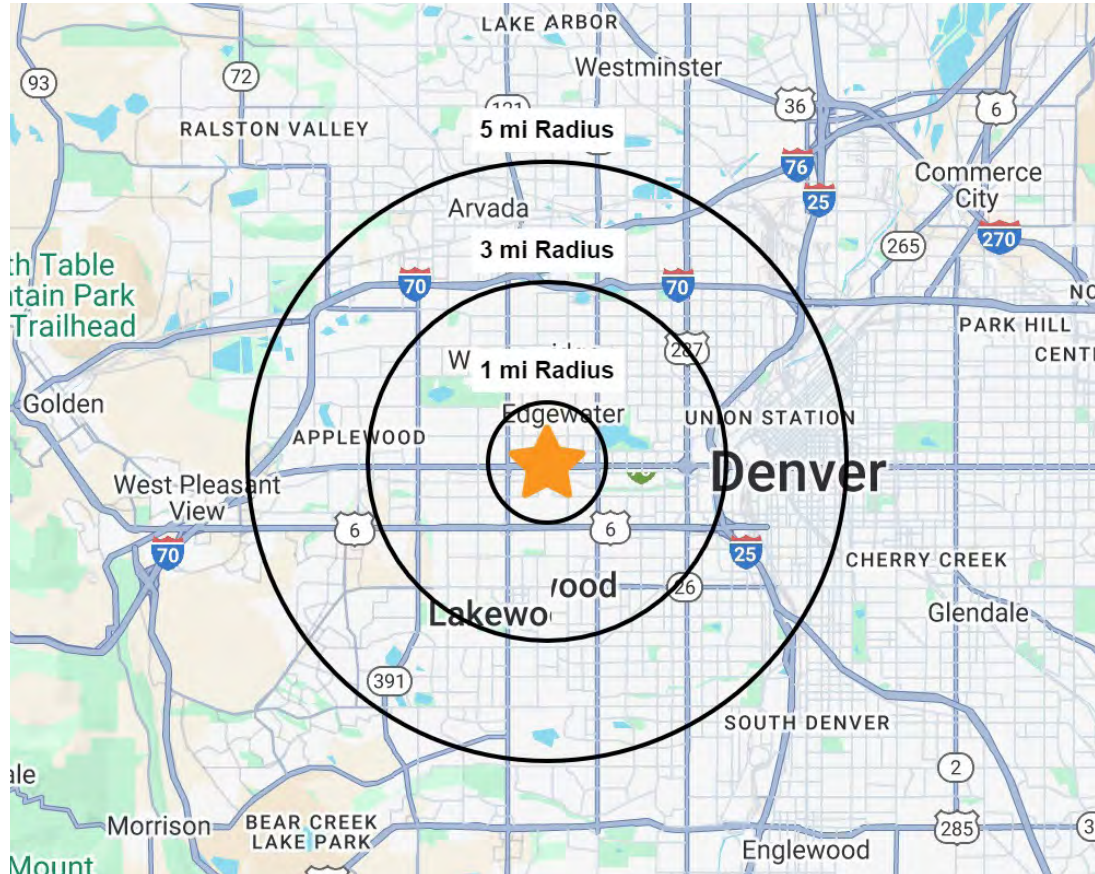
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LAKEWOOD, CO | 6431-6791 WEST COLFAX AVENUE

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>2024 POPULATION</b>	20,973	158,307	447,921
<b>AVERAGE HOUSEHOLD INCOME</b>	\$79,219	\$98,650	\$101,263
<b>MEDIAN AGE</b>	36.8	37.1	36.7
<b>DAYTIME EMPLOYEES</b>	8,213	73,816	334,744
<b>TRAFFIC COUNT</b>	West Colfax Avenue/Lamar St E VPD: 30,151		

# DEMOGRAPHICS





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# THE CENTER



Located in the heart of the 40 West Arts District, with regular programming, festivals and art installations.

Highly accessible, 10 minutes to downtown Denver, 5 minutes to Sloan's Lake, 5-minute walk to light rail.

Upgrades: Public plaza, bike & pedestrian pathways, and patio seating opportunities.

High-volume retailers including the iconic Casa Bonita (550,000 unique visitors/year).






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# MARKET AERIAL

**ROCKY MOUNTAIN COLLEGE OF ART & DESIGN**



**RESIDENCES AT CREEKSIDE**  
118 UNIT SENIOR LIVING APARTMENTS

**EDGEWATER MARKETPLACE**



**ST. ANTHONY'S REDEVELOPMENT**  
\$300M REDEVELOPMENT  
1,700 RESIDENTIAL UNITS  
150,000 SF + OFFICE  
50,000 SF + RETAIL

**CREEKSIDE ON COLFAX**



**LAMAR STATION PLAZA**



**EDGEWATER PUBLIC MARKET**  
FOOD HALL  
20 RESTAURANTS/BARS  
10 RETAIL SHOPS

**EDGEWATER VILLAGE**  
30,000 SF  
100 APARTMENTS  
12+ TOWNHOMES

**LAKWOOD HEIGHTS AT SLOAN'S LAKE**  
200 UNIT APARTMENT COMPLEX

**LAKEHOUSE ON 17TH AVE**  
206 LUXURY CONDOS

**QDOBA**



**THE HOME DEPOT**

**WEST LINE FLATS**  
UNDER CONSTRUCTION

**BRICKHOUSE AT LAMAR STATION**  
UNDER CONSTRUCTION 4-STORY,  
293 UNIT APARTMENT BUILDING

**Walgreens**  
**MEOW WOLF**  
3 MILES AWAY

**ALAMO**  
DRAFTHOUSE CINEMA

**DOWNTOWN DENVER**  
3 MILES AWAY

**SLOAN'S LAKE DEVELOPMENT**  
1700 MULTIFAMILY UNITS  
150,000 SF OFFICE  
226 CONDOS

WADWORTH PKWY

PIERCE ST.

KENDALL ST.

W COLFAX AVENUE

**WEST LINE VILLAGE MULTIFAMILY**  
281 UNIT APARTMENT COMMUNITY  
UNDER CONSTRUCTION

**WEST LINE VILLAGE**  
134 UNIT TOWNHOME COMMUNITY  
UNDER CONSTRUCTION

**RTD** **LAMAR TRAIN STATION**  
W LINE - 13,200 DAILY RIDERS

SHERIDAN BLVD



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# SITE PLAN

EXPANDABLE TO 63,913 SF



W COLFAX AVE

## LSP WESTERN SIDE

UNIT	SF	TENANT	UNIT	SF	TENANT
6601	25,105	Planet Fitness	6715	54,916	Casa Bonita
6601A	1,442	Neveria La Delicia	6733	3,609	West Fax Brewing
6601B	1,600	Pop Culture Empire	6749	4,507	Yabby Hut
6617	24,000	Ross Dress For Less	6759	5,570	Cicis Pizza
6647	3,758	Casa Bonita (storage)	6781	1,400	Pizza Hut
6655	1,200	H&R Block	6787	11,057	Dollar Tree
6677 AB	6,000	ALS Laundry	6791	34,404	Arc Thrift Store
6677 C	2,500	Tea-Hee Boba			
6695-99	8,203	Adventure Dental			

## LSP EASTERN SIDE

UNIT	SF	TENANT	UNIT	SF	TENANT
6597	1,920	Lovely Nails	6469	1,365	Mile High Holistics
6593	2,920	Pho 2 Love	6467	1,167	Stylistas Gabriela
6587	1,669	Ashley Boutique	6465	1,450	The Rustic Canteen
6585	1,280	Antojitos Hondurenos	6461	2,352	The Coin Laundry
6583	2,008	Starting Strength	6457	723	Boost Mobile
6579	7,054	AVAILABLE	6451 B	1,928	Memento Mori Gallery
6575	42,045	AVAILABLE	6451 A	2,050	The Archive
6569/6571	6,114	AVAILABLE			
6555	8,700	AVAILABLE			



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# ANCHOR SPACE AVAILABLE



## UNIT 6575

42,045 SF Available

Expandable to 63,913 SF



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**INLINE SPACE AVAILABLE**



**UNIT 6579**

7,054 SF Available

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**INLINE SPACE AVAILABLE**



**UNIT 6569-6571**

6,114 SF Available



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**ENDCAP SPACE AVAILABLE**



**UNIT 6555**

8,700 SF Available



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 BROAD STREET

## About Broad Street Realty

Broad Street Realty, Inc., is a vertically integrated and self-managed publicly owned real estate company that has grown their owned portfolio to 15 shopping centers and 2 Million square feet of retail in the Mid-Atlantic Region and the Denver Urban Corridor. The company has extensive experience in real estate development, property management, asset management, and both landlord and tenant representation. Broad Street Realty maintains offices in Washington DC, Maryland, Virginia and Colorado.



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