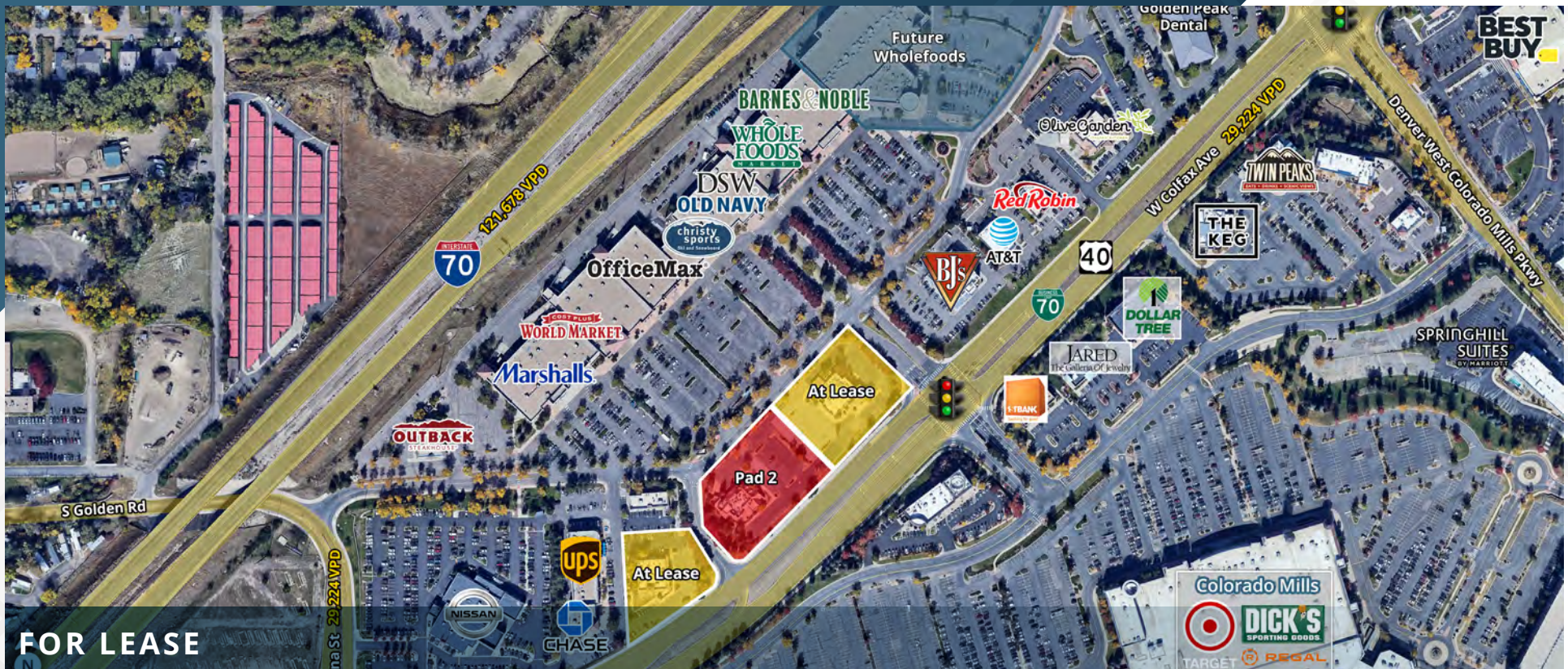


Retail Pad Sites Available in Denver West

14265 - 14285 W Colfax Ave | Lakewood, CO 80401



AVAILABLE

Pad 1 - AT LEASE
Pad 2 - 1.21 Acres
Pad 3 - AT LEASE

PRICING

Call Broker for Further Info

CONTACT

Tony Pierangeli | 303.390.5257
tony.pierangeli@srsre.com

ABOUT THE PROPERTY

- Strong retail synergies in the trade area
- Limited pad site opportunities
- Pads have great visibility from Colfax Ave
- Strong connectivity to I-70 and W 6th Ave

TRAFFIC COUNTS

W Colfax Ave	29,224 VPD
Indiana St	38,515 VPD
I-70	121,678 VPD

Year: 2024 | Source: DRCOG

JOIN THESE RETAILERS:



DEMOGRAPHICS

	1 Miles	3 Miles	5 Miles
Population	5,407	63,671	176,119
Daytime Population	18,196	94,659	210,128
Avg. Household Income	\$157,930	\$138,176	\$143,594
Estimated Households	2,348	27,976	74,569

Year: 2024 | Source: Esri

Retail Pad Sites Available in Denver West

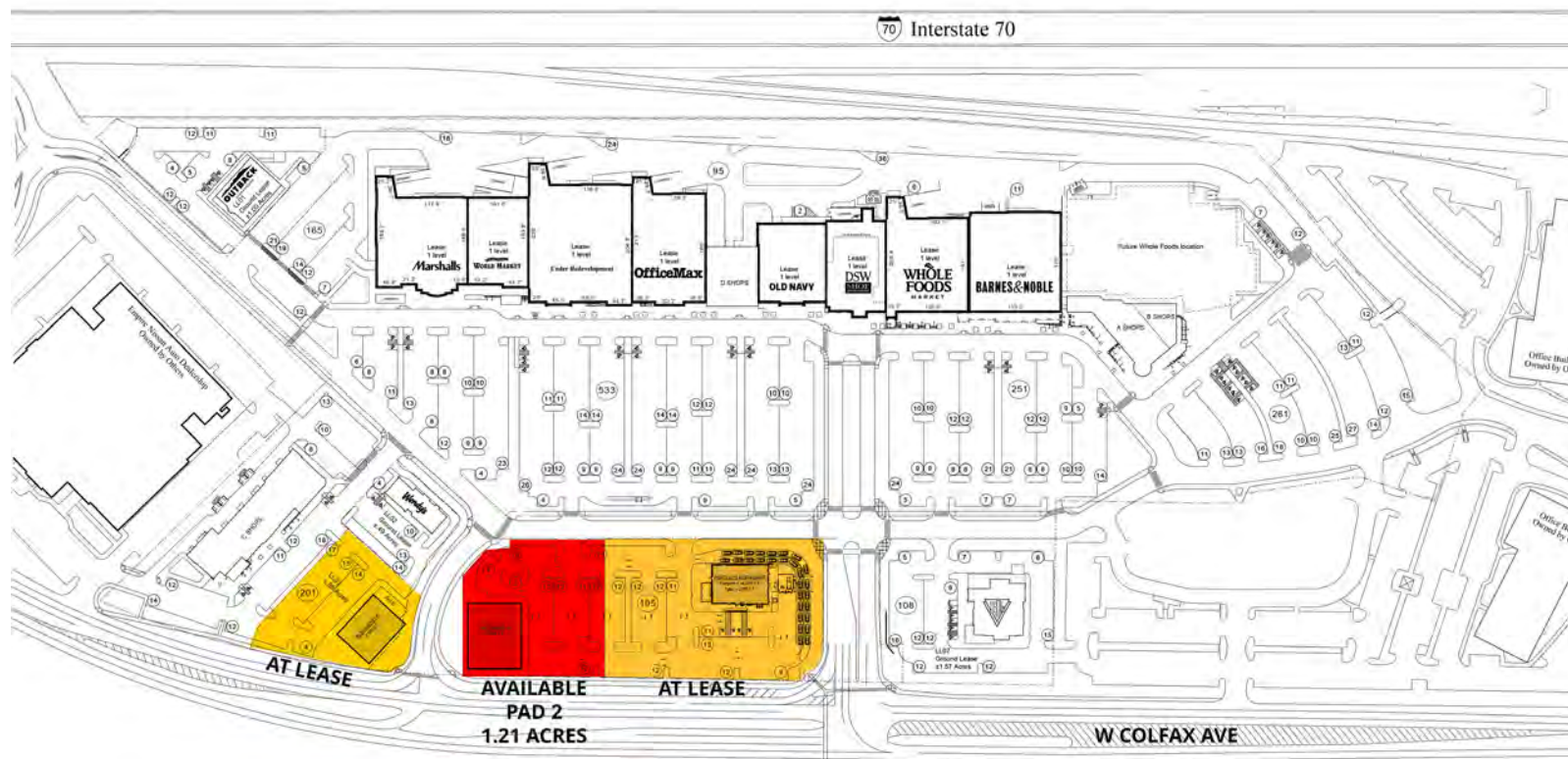
14265 - 14285 W Colfax Ave | Lakewood, CO 80401



PAD 1 - .85 ACRES



PAD 2 - 1.21 ACRES







SRS Real Estate Partners
1875 Lawrence Street, Suite 850
Denver, CO 80202
303.572.1800

Tony Pierangeli
303.390.5257
tony.pierangeli@srsre.com

SRSRE.COM

© SRS Real Estate Partners

The information presented was obtained from sources deemed reliable;
however SRS Real Estate Partners does not guarantee its completeness or accuracy.