

FOR LEASE

COLFAX KIPLING CENTER

1,500-20,000 SF RETAIL/FLEX SPACE



9797 WEST COLFAX AVE, LAKEWOOD, CO 80215

For more information:

NICK YOCKEY

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Property Highlights

- » **Strong Retail Corridor:** Prominent positioning at West Colfax Avenue and Kipling Street.
- » **Versatile Space Options:** Layouts accommodate a variety of retail, showroom, industrial/flex, fitness, medical, and service-oriented concepts, subject to applicable approvals
- » **Updated Exterior:** Recent improvements include a new roof, fresh exterior paint, and parking lot/sidewalks
- » **Customizable Interiors:** White-box delivery provides a blank canvas for tenants to tailor their space.
- » **Industrial/Flex Opportunity:** Potential for tenants to adapt the space to suit a variety of industrial and flex uses
- » **Tenant Improvement Opportunities:** Improvement packages available for qualified tenants.
- » **Potential Roll-Up Doors:** Opportunity to accommodate users seeking additional loading access and functionality.



Property Details

Building Size	43,200 SF (TBV)
Total Avail. Space	1,500-20,000 SF
Lot Size	43,200 SF
Op. Ex.	Contact Broker
Lease Terms	3+ Years
Year Built	1973
Year Renovated	2026
Use	Retail/Flex
Zoning	M-G-S (Lakewood)
Parking Ratio	5.51/ 1,000

Lease Rate: \$14.00/SF NNN

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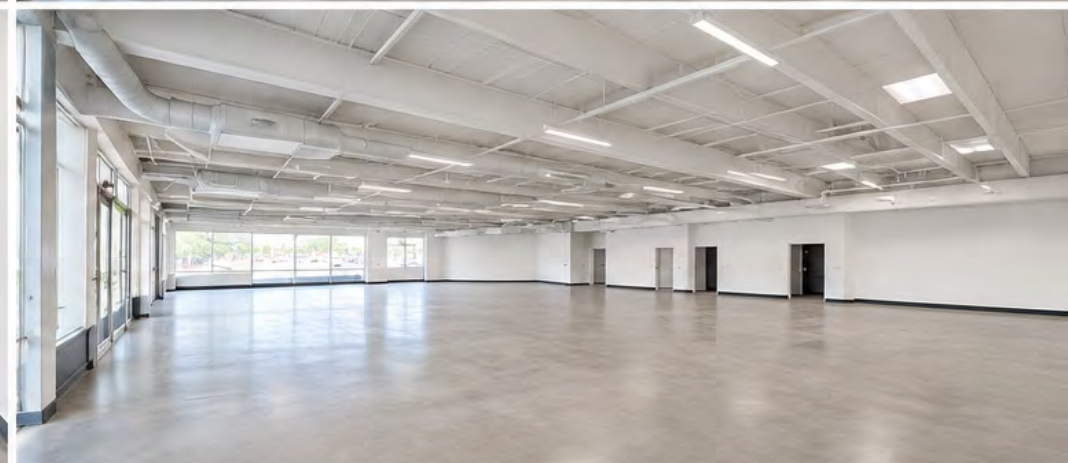


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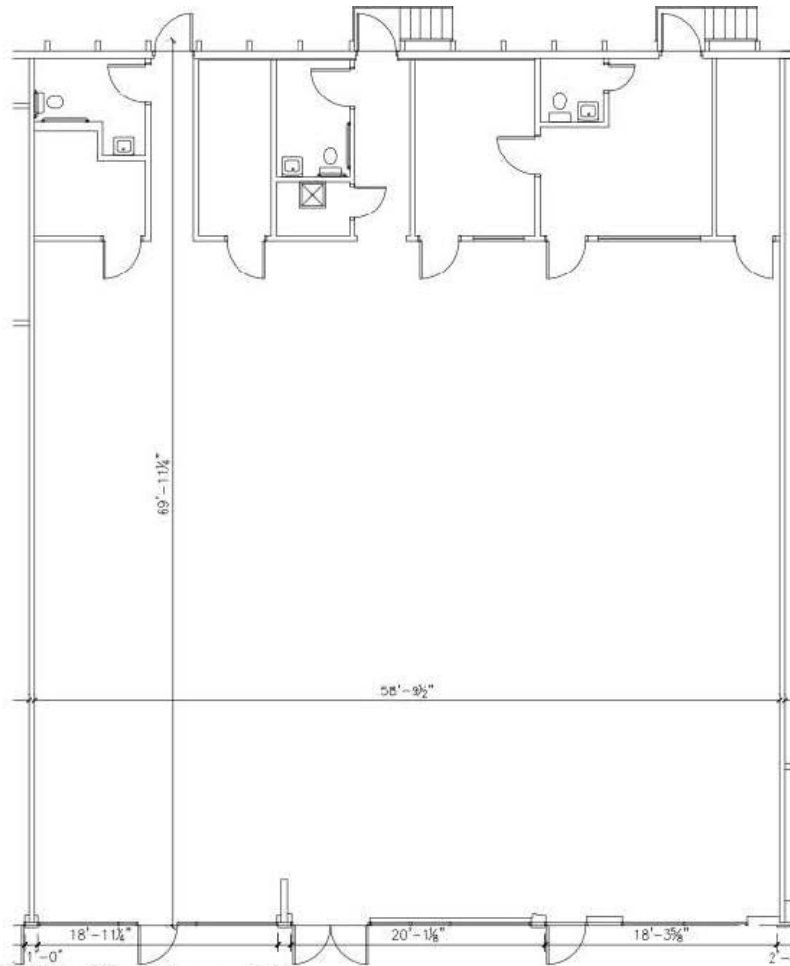


WHITEBOX RENDERINGS OF LEASABLE SPACES

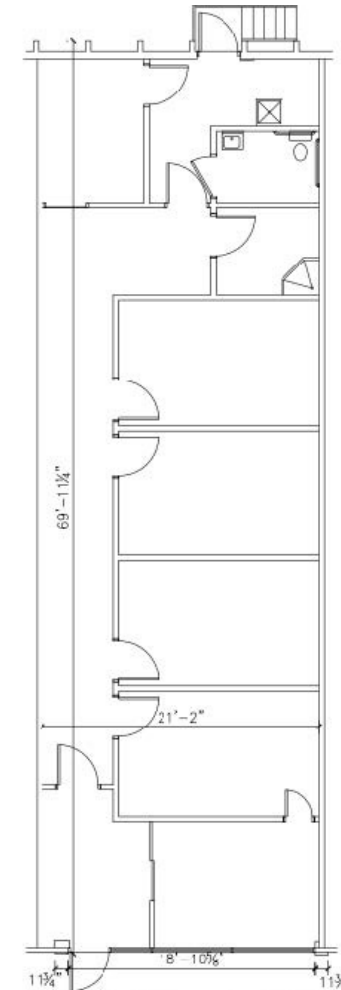
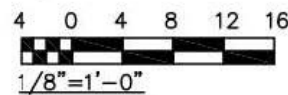


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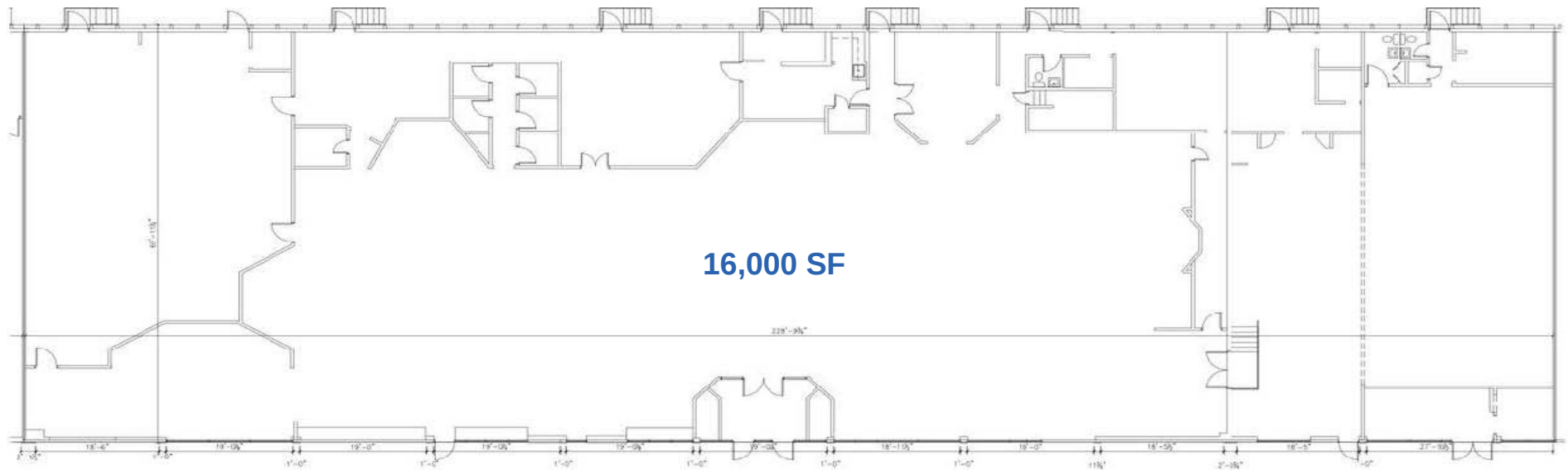
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9797 W Colfax Ave
Lakewood CO 80215



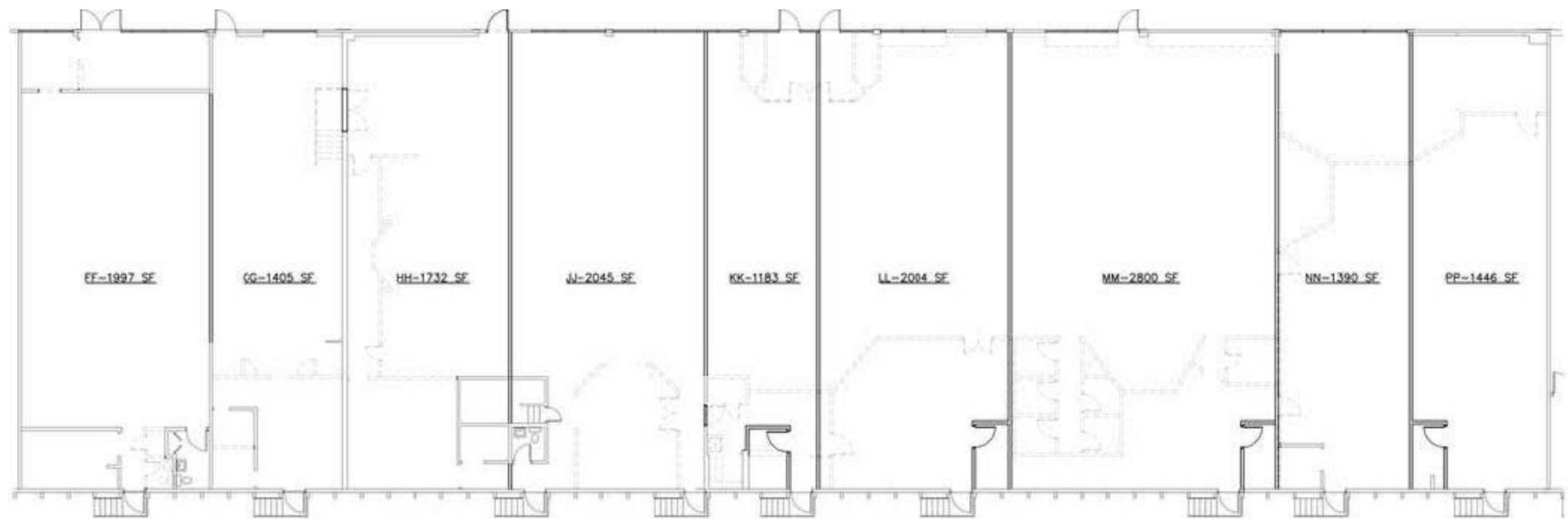
TOTAL: 1,523 SF-vacant
9797 W Colfax Ave
Lakewood CO 80215

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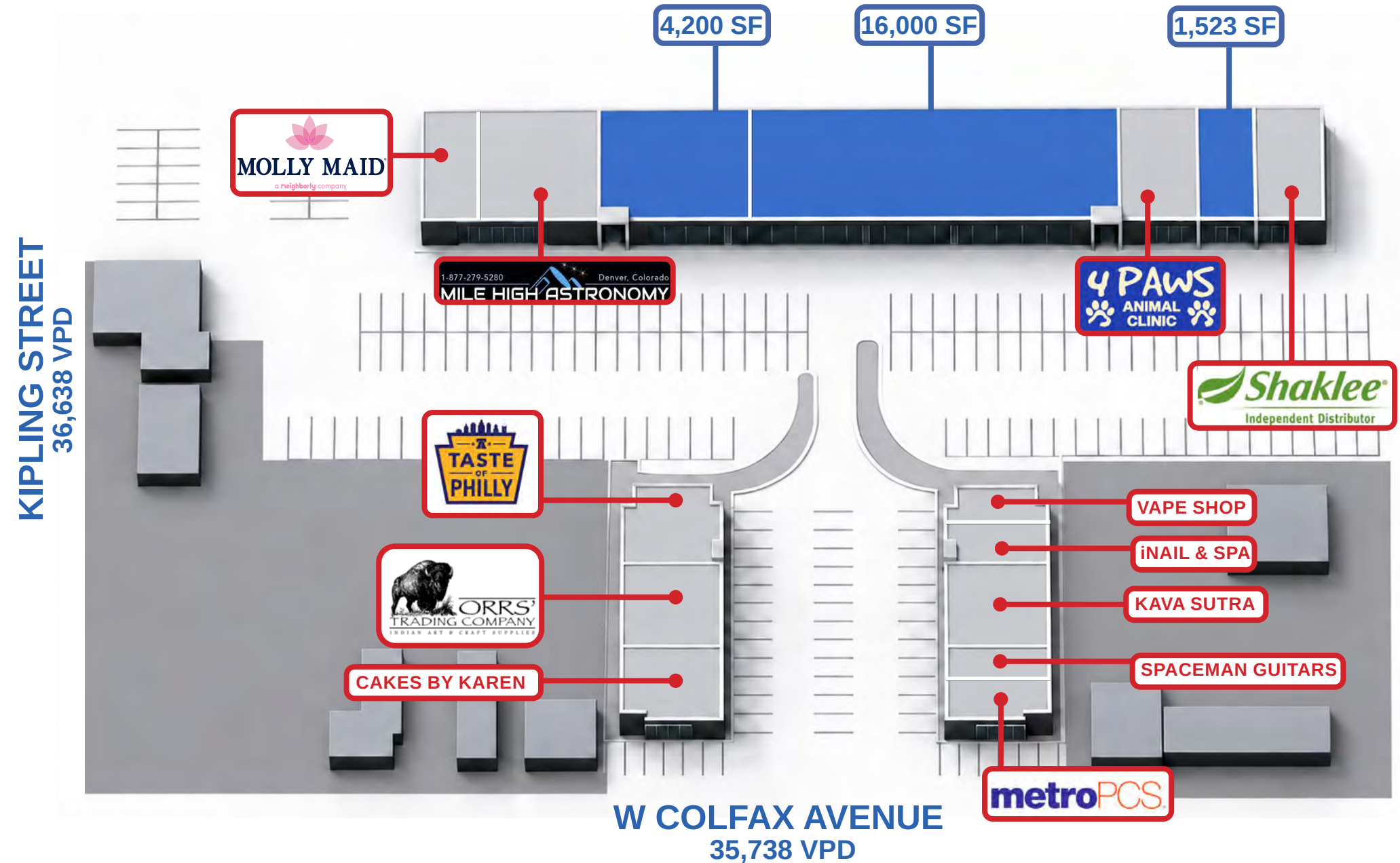


LARGE UNIT DEPICTED ABOVE IS DEMISABLE AS LITTLE AS 2,000 SF



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Demographics

Population	1 Mile	3 Miles	5 Miles
Population (2020)	12,554	109,301	318,648
Population (2025)	13,596	111,661	322,557
Annual Growth (2020-2025)	1.7%	0.4%	0.2%

Households	1 Mile	3 Miles	5 Miles
Total Households (2020)	5,735	48,491	136,343
Total Households (2025)	6,212	49,449	138,172
Annual Growth (2020-2025)	2.5%	1.4%	1.4%

Median Household Income	\$74,848	\$83,060	\$90,395
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