

Grandfathered Pylon Sign 2 Tenant

**TENANT**  
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Highly Visible PADS along busy Colfax Avenue for Ground Lease

A-1: 1 Acre Parcel on the Hard Corner of Signalized intersection of Colfax and Quail.

- New planned 300 Unit Apartment Community.
- Newly Planned Medical Rehab Center.
- New Built Senior Housing - 230 Units
- Newly Built 330 Apartment Community.

Colfax Avenue, is the main thoroughfare in Lakewood, with over 58,000 Cars Per Day. The surrounding Trade Area is densely populated with 350,000 people in a 5-Mile radius with an Average Household Income is \$78,000.

West 17th Avenue

Quail Street

NEW 330 UNIT  
APARTMENT COMMUNITY

MEDICAL  
REHAB CENTER

SENIOR HOUSING  
230 UNITS  
JUNE 2019 COMPLETION

Owens Street

West 15th Place

300 UNIT  
Multi-Family Residential  
June 2021 Completion

West Colfax Avenue



**LAKWOOD  
MARKETPLACE  
LAKWOOD,  
COLORADO**

**ZONING:**  
**Allowable uses:**  
Drive-Thru Allowed  
Retail  
Restaurant  
Office  
Medical



# LAKEWOOD MARKETPLACE SOUTHWEST CORNER

## 2 Drive-Thru Pad Buildings Available

