



QUICK FACTS

AVAILABLE SF

550 – 853 SF

TWO UNITS AVAILABLE

LEASE RATE

\$10.00 + \$2.40 CAM

PSF/YR MOD GROSS (EST. 2026)

LEASE TYPE	Modified Gross
USE	Office / Retail
TENANCY	Multi-tenant
CITY / COUNTY	Lakewood · Jefferson
YR BUILT	1940
BLDG SF	±8,968 SF · 3 buildings
LOT SIZE	±39,511 SF (±0.91 AC)
ZONING	M-N-U
PARKING	±50 spaces (6.21/1,000)
TRAFFIC COUNT	±27,000 VPD

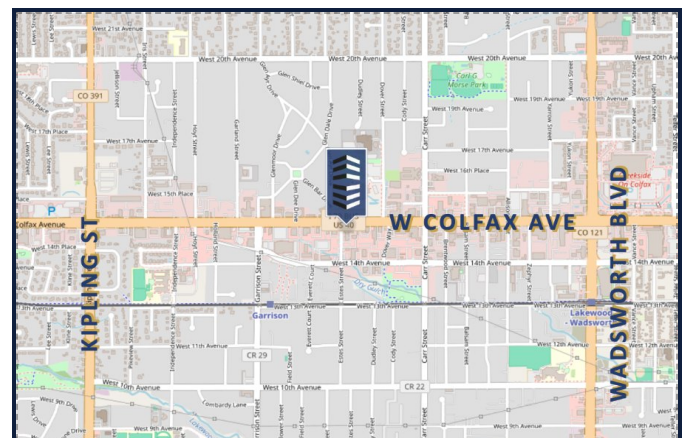
PROPERTY OVERVIEW

8700 W Colfax Avenue is a small-bay, multi-tenant office and retail property on a ±0.91-acre site at the west end of the Colfax commercial corridor in Lakewood. Rather than a single block, the property is configured as three separate buildings arranged around a large shared parking field, together holding roughly ten individually demised units. The result is a campus that leases like a neighborhood shopping center: each unit has its own entrance, its own frontage on either Colfax or the interior lot, and no shared corridor to maintain.

The two currently available units, A1 (853 SF) and A2 (550 SF), both sit in the front building and suit contractors, trades, service businesses, studios, and small professional offices that need a real front door and a place to park a work vehicle. Parking is the property's other advantage — approximately 50 surface spaces at 6.21 per 1,000 SF, roughly double the ratio most Colfax buildings can offer, with a deep rear lot for fleet parking, trailers and equipment. West Colfax carries approximately 27,000 vehicles per day past the site, Garrison Station on RTD's W Line is about a half mile away, and both I-70 and 6th Avenue are minutes out.

PROPERTY HIGHLIGHTS

- **±27,000 Vehicles Per Day** — on W Colfax Ave past the site.
- **Individually Demised Units** — each with its own entry — no shared corridor.
- **Three Buildings, ±0.91-Acre Site** — roughly ten units in total.
- **±50 Surface Parking Spaces** — 6.21 per 1,000 SF — about double the Colfax norm.
- **Deep Rear Lot** — fits fleet parking, trailers and equipment.
- **½ Mile to Garrison Station** — RTD W Line; minutes to I-70 and 6th Avenue.
- **M-N-U Zoning** — broad retail, office and service uses.



LOCATION — W COLFAX AVE AT THE GARRISON ST CORRIDOR, LAKEWOOD

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