

Retail / Office Space for Lease

8646 W COLFAX AVENUE, LAKEWOOD, CO 80215

Click Suite Number
for Virtual Tour

Overview

Hoff & Leigh proudly presents a great retail/office lease opportunity in the heart of Lakewood on W. Colfax Avenue. This property has retail and office space. The zoning can accommodate a variety of uses and the property has unmatched street exposure and a large parking lot. The building features 2 curb cuts to W Colfax Avenue and is located across the street from the Charles Whitlock Recreation Center. The property is going through renovations and the landlord is willing to do build out for the right deals. Call today to schedule a showing!

#210: 3 Big Offices, Newly Remodeled, Corner Unit, Mountain Views

#214: 3 Offices, Currently Being Remodeled

Hoff & Leigh Listing Website: <https://www.hoffleigh.com/listing/8646-w-colfax-avenue/>






For more info or to schedule a tour, please text/call: Michael Crawford at 720.683.0399

Suite #:	Available Space:	Lease Rate:	Suite #:	Available Space:	Lease Rate:
1-2	3,150 SF	\$4,095 / Month (+Utilities)	214	400 SF	\$785 / Month (+Utilities)
210	825 SF	\$1,000 / Month (+Utilities)	8644	991 SF	\$1,486.50 /Month (+Utilities)
			Garage	320 + 2,000 SF	\$1,200 / Month (+Utilities)

Highlights

- Unmatched Street Exposure
- Off-Street Parking
- Enterprise Zone
- High Traffic Count
- Competitive Rates
- M-N-U Zoning

Property Details

	Lease Rate \$6.21 - \$23.55 SF/YR (+ Utilities)		Building Size 17,387 SF
	Space Available 400 - 3,150 SF		Zoning M-N-U
	Lot Size 1.27 Acres		

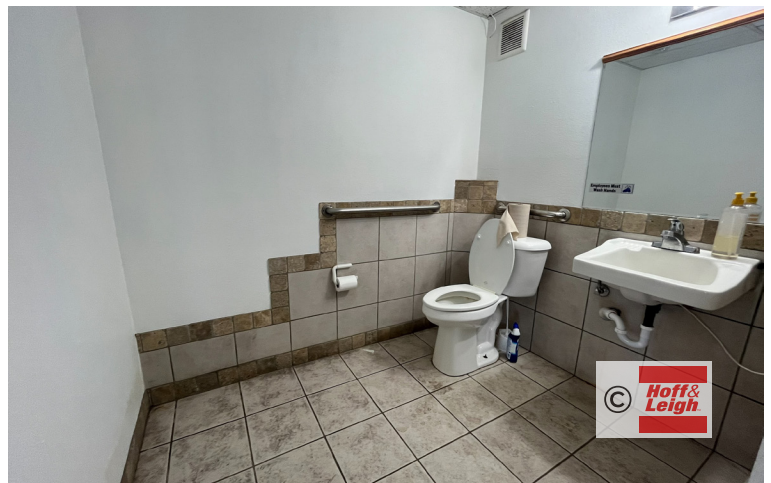
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8646 W COLFAX AVENUE, LAKEWOOD, CO 80215

Suite 1-2



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Michael Crawford

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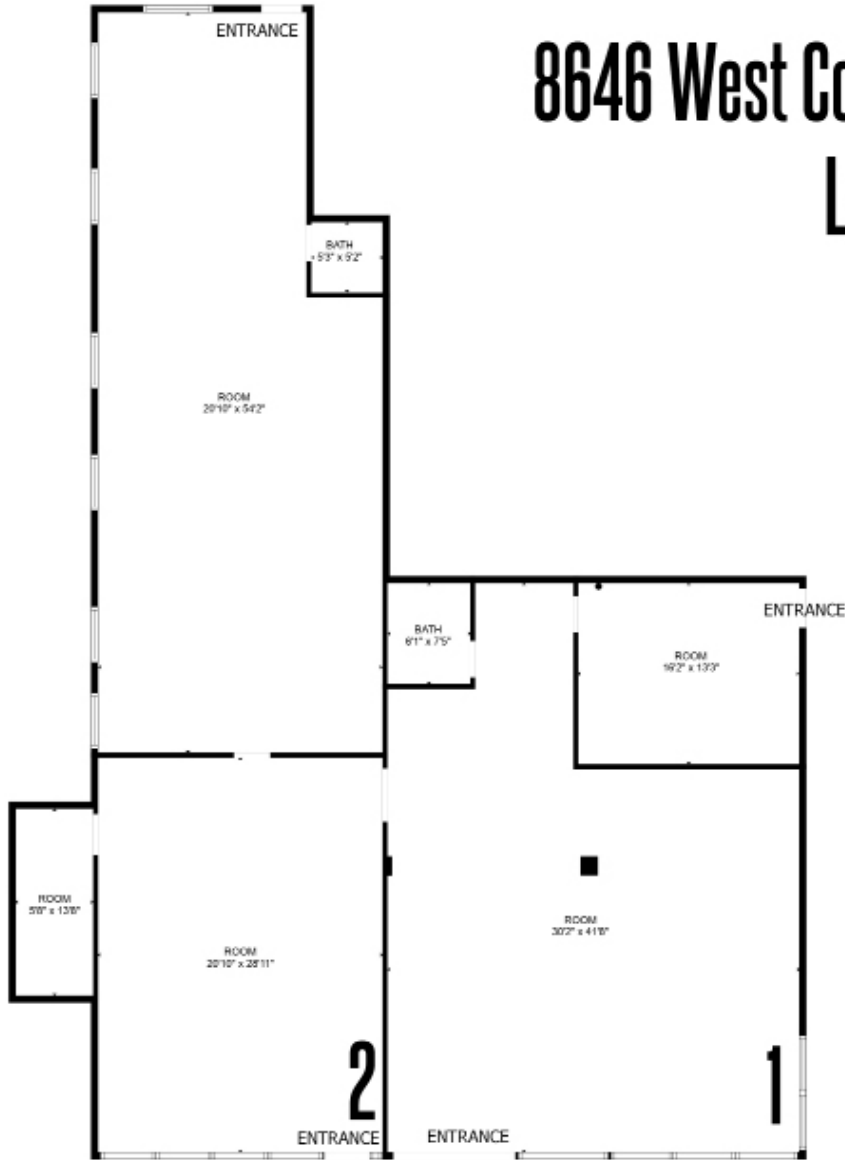
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8646 W COLFAX AVENUE, LAKEWOOD, CO 80215

8646 West Colfax Ave Suite 1 & 2 Lakewood, CO 80215



GROSS INTERNAL AREA

TOTAL: 3,150 sqft

UNIT 1: 1,302

UNIT 2: 1,848

MEASUREMENTS ARE HIGHLY RELIABLE BUT NOT GUARANTEED

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Retail / Office Space for Lease

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Suite 210



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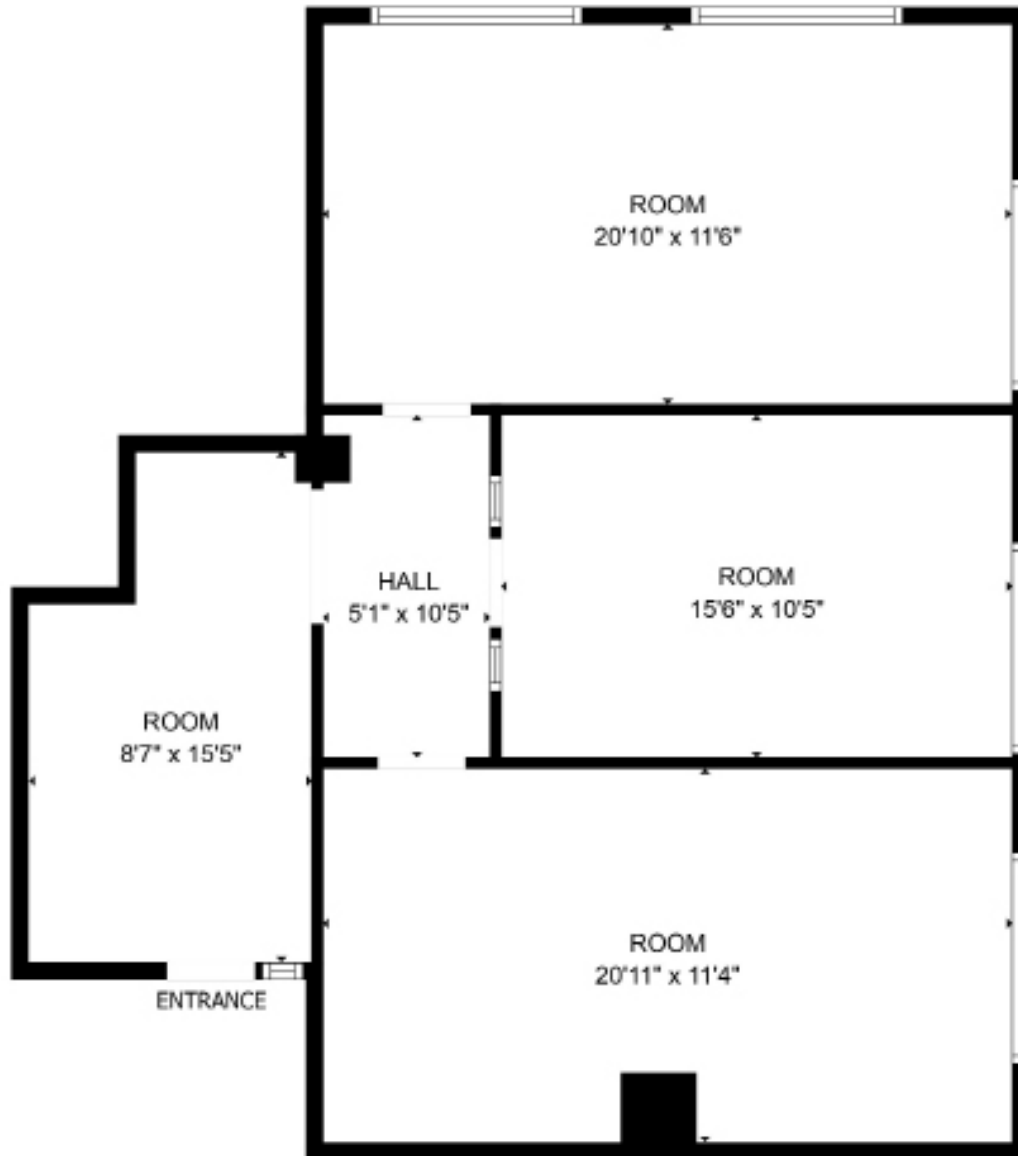
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8646 West Colfax Ave Suite 210, Lakewood, CO 80215



GROSS INTERNAL AREA
TOTAL: 832 sqft

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Retail / Office Space for Lease

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Suite 214



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8646 West Colfax Ave Suite 214, Lakewood, CO 80215



GROSS INTERNAL AREA
TOTAL: 453 sqft

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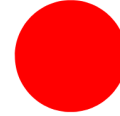
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8646 W Colfax Ave, Denver, Colorado, 80215 2

DEMOGRAPHICS



126,765
Population



39.5

Median Age



Average
Household Size

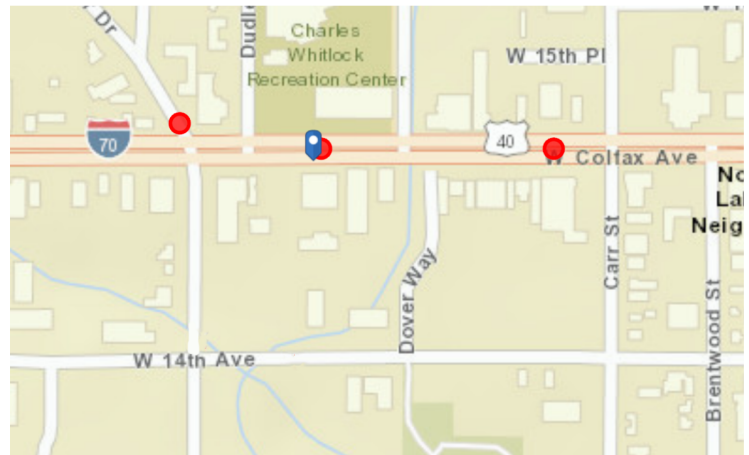


\$56,808

Median Household
Income

TRAFFIC COUNT

Cross street	Traffic 1	Distance
Dudley St	26,000	0.0
Carr St	26,000	0.1
Estes St	5,738	0.1



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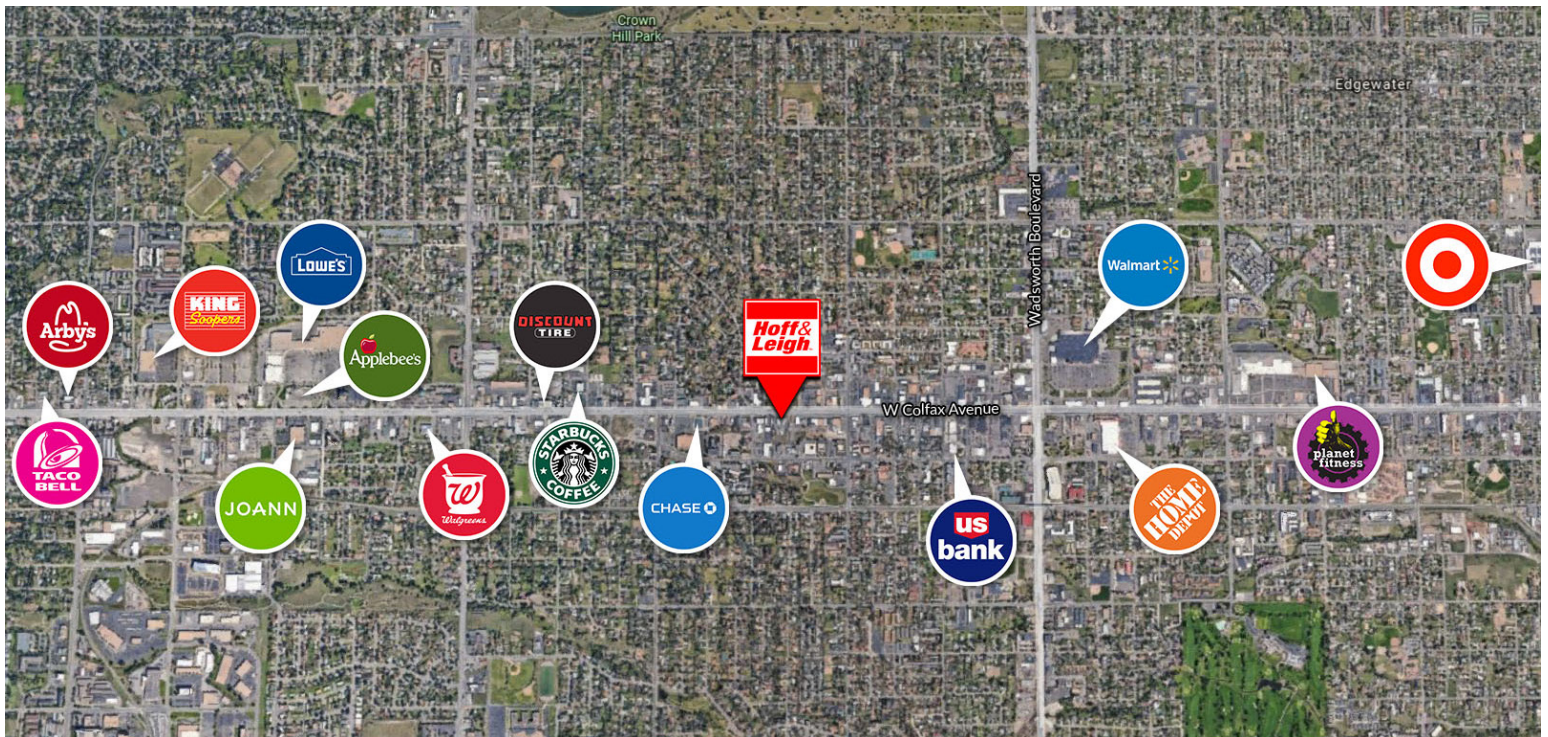
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City of Lakewood

Planning Department
Civic Center North
470 South Allison Parkway
Lakewood, CO 80226-3127
Voice: 303-987-7571
Fax: 303-987-7990

www.lakewood.org/planning

ZONE DISTRICT SUMMARY



M-N-U

Mixed Use - Neighborhood - Urban

The M-N-U district is intended to accommodate a mix of lower-intensity neighborhood-scale commercial and residential uses. The Urban context reflects a more pedestrian-oriented environment that requires buildings to be located within a short distance of adjacent public streets. Parking shall be located behind or to the side of buildings.

The official Zoning Ordinance is available online: www.lakewood.org/zoning

Building Setbacks

Front (measured from edge of existing or future public improvements.)	Minimum: 0 feet Maximum: 20 feet
Side¹	Minimum: 0/5 feet
Rear¹	Minimum: 0/5 feet

¹Buildings not located at the 0 foot setback shall be located a minimum of 5 feet from the property line.

²The Build-to-Zone requirement is the percentage of lot width that must contain a portion of a building within the front setback range.

³Subject to height transition when adjacent to residential zoning, see [17.5.3.4](#).

⁴All single-use multifamily developments must provide at least 30% open space.

Build-to-Zone Requirement² 50%

Height Requirements³ Minimum: None
Maximum: 45 feet

Open Space⁴ Minimum: 15% or 30%

Non-Residential Building Footprint Maximum: 15,000 square feet

Retail Allowed per Business Maximum: 20,000 square feet

Residential Density Minimum: 10 DU/Acre
Maximum: None

Surface Parking Lot Locations Allowed
- Behind rear plane of a building
- To the side of a building

Standards for Single Family Uses See [Table 17.5.2](#)

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Permitted Land Uses

Permitted as a use by right.

Single-Family Dwelling Unit	Community Building
Duplex	Park
Attached Dwelling Unit	Religious Institution
Multifamily	School, Public or Private
Group Home (1-8 client residents)	Transportation Facility, Public
Group Residential Facility	Utility Facility, Minor
	Home Business, Major
Bar	Horticulture
Club, Lodge, or Service Organization	Wireless Communications Facility
Day Care Facility, Adult or Child	Stealth
Entertainment Facility, Indoor	New Freestanding Structure ≤ 60 ft. in height
Fitness or Athletic Facility, Private	
Gallery or Studio	
Office	
Personal Service	
Restaurant	
Retail	

Limited Land Uses

Permitted as a use subject to compliance with any supplemental standards identified in [Section 17.4.3](#).

Accessory Dwelling Unit	Apiaries
Medical Marijuana Business	Community Garden
Motor Vehicle Rental or Leasing	
Motor Vehicle Service, Fueling Station	Temporary Use, Short-term
Parking, Stand-Alone, Surface	

Special Land Uses

Permitted with a special use permit, subject to compliance with [Section 17.4.3](#).

Animal Care	Wind-Powered Electric Generator, Freestanding
Bed and Breakfast	
Solar Garden	Wireless Communications Facility, > 60 ft. in Height
Utility Facility, Major	
Temporary Use, Long-term	

Accessory Land Uses

Only permitted as accessory to a permitted use, subject to compliance with [Section 17.4.3](#).

Construction or Sales Trailer	Wireless Communications Facility, Existing Structures
Outdoor Display	Building Facade Mounted
Home Business, Minor	Roof Mounted
Satellite Dish Antenna	Other Freestanding Support Structure
Solar Collection System	

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