

Retail Building for Sale

5522 W COLFAX AVENUE, LAKEWOOD, CO 80214



Overview

Hoff & Leigh is proud to bring you this highly desirable stand-alone retail/office building in Lakewood. With West Colfax frontage, there is no better exposure for your business! This building is sitting on a corner lot just under half an acre. This asset is a great location for a variety of uses including, redevelopment or car lot.

Hoff & Leigh Listing Website:

<https://www.hoffleigh.com/listing/5522-w-colfax-avenue/>

For more info or to schedule a tour,
please text/call Brandon Langiewicz: 715.512.0265

Highlights

- West Colfax Frontage
- Redevelopment
- Stand Alone
- Car Lift
- Various Uses
- [Enterprise Zone Listing](#)

Property Details



Sales Price
\$1,800,000



Building Size
1,376 SF



Lot Size
0.44 Acres



Zoning
MGU

Rev: October 1, 2026

Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

Brandon Langiewicz, SIOR

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Brandon@HoffLeigh.com



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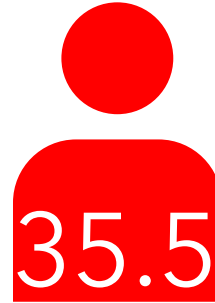
5522 W COLFAX AVENUE, LAKEWOOD, CO 80214

5522 W Colfax Ave, Denver, Colorado, 80214

DEMOGRAPHICS



181,596
Population



35.5
Median Age



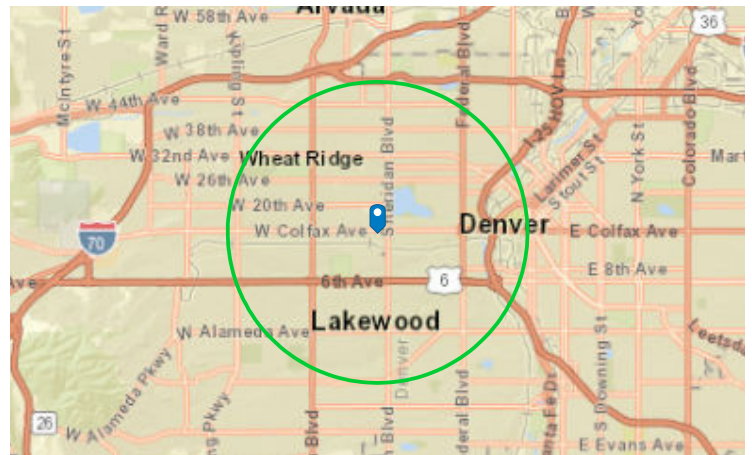
2.4
Average
Household Size



\$62,246
Median Household
Income

TRAFFIC COUNT

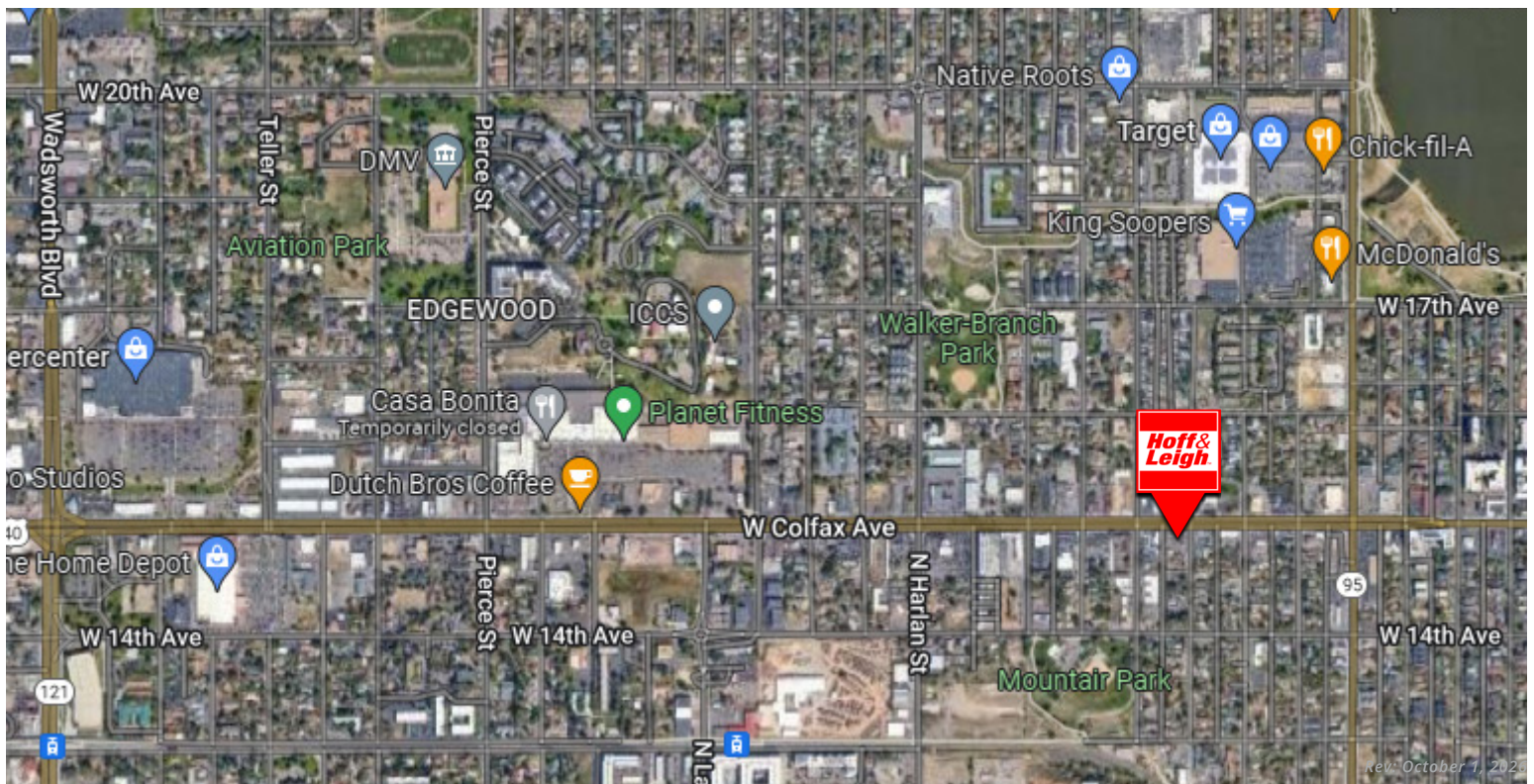
Cross street	Traffic 1	Distance
Chase St	30,600	0.0
Depew St	5,750	0.1
Ames St	32,800	0.1
I- 70 Bus	30,828	0.2
Sheridan Blvd	27,041	0.2



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