Retail Space for Lease

7310 W COLFAX AVENUE, LAKEWOOD, CO 80214

LIMITED TIME OFFER: MAJOR SAVINGS ON RETAIL SPACE



Overview

Hoff & Leigh is excited to present these desirable retail spaces available for lease at 7310 W Colfax near the corner of Wadsworth and Colfax in Lakewood. High visibility retail center (30k+ VPD) perfect for a restaurant, café, hair salon, barber shop, beauty salon, photo studio, convenient store, or other retail/ office use. Current tenants include a Mexican food restaurant, tattoo studio, and vape shop. For more info, please text/call Lisa Langiewicz (970) 903-4198 or Michael Crawford: (720) 683-0399

Hoff & Leigh property listing website: https://www.hoffleigh.com/listing/7310-w-colfax-avenue/

Suite:	Size:	Lease Rate:
110 **(East Corner Unit)**	1,571 SF	**$12.00 / SF/YR (+$10.34 /SF/YR NNN) = $2,925 / Month**
210 **(Second Floor)**	698 SF	**$10.00 / SF/YR (+ $10.34 /SF/YR NNN) = $1,184 / Month**

Highlights

- Grease Trap (in-ground)
- Double-Sided Pylon Sign
- Alarm System and Ample Electrical Outlets
- High Traffic Count & Foot Traffic on Colfax & Wadsworth
- Growing Market in Lakewood
- Ample On-Site Parking

Property Details

Lease Rate
$10.00 SF/YR - $12.00 SF/YR

Space Available
698 - 1,571 SF

Building Size
8,401 SF

Lot Size
0.45 Acres

Zoning
M-C-T

Rev: November 4, 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.



Lisa Langiewicz
C: 970.903.4198
O: 720.572.5187
LisaL@HoffLeigh.com



Michael Crawford
C: 720.683.0399
O: 720.572.5187
MCrawford@HoffLeigh.com

Retail Space for Lease

7310 W COLFAX AVENUE, LAKEWOOD, CO 80214







Rev: November 4, 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.



Lisa Langiewicz
C: 970.903.4198
O: 720.572.5187
LisaL@HoffLeigh.com



Michael Crawford
C: 720.683.0399
O: 720.572.5187
MCrawford@HoffLeigh.com

Retail Space for Lease

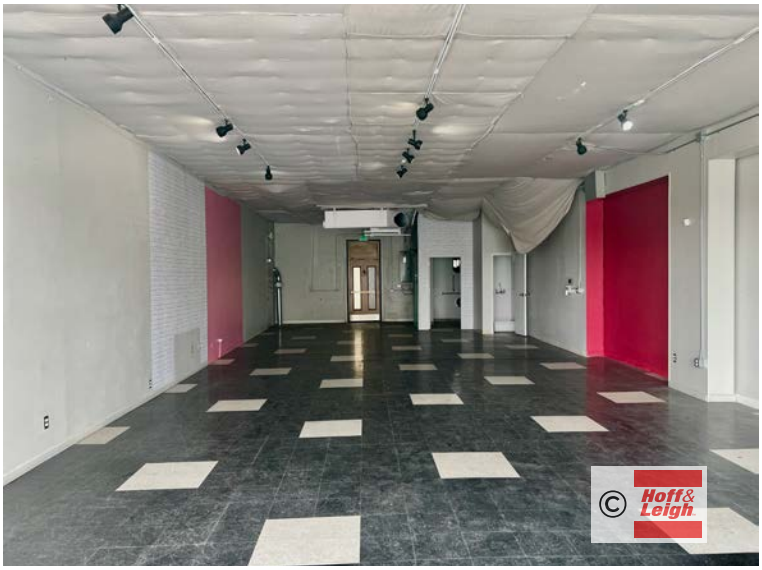
7310 W COLFAX AVENUE, LAKEWOOD, CO 80214

Suite 110 (East Corner Unit)

1,571 SF x $12 / SF/YR (+$10.34 /SF/YR NNN) = $2,925 / Month

1,571 SF (+ 336 SF shared fenced patio)

- Former Photo Studio With Tile Floor
- 1 ADA Bathroom and 1 Washroom
- 2 Entrances: One Facing Vance St & One Back Entrance
- High Ceilings (10’ 8’) and Large Glass Windows









Rev: November 4, 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.



Lisa Langiewicz
C: 970.903.4198
O: 720.572.5187
LisaL@HoffLeigh.com

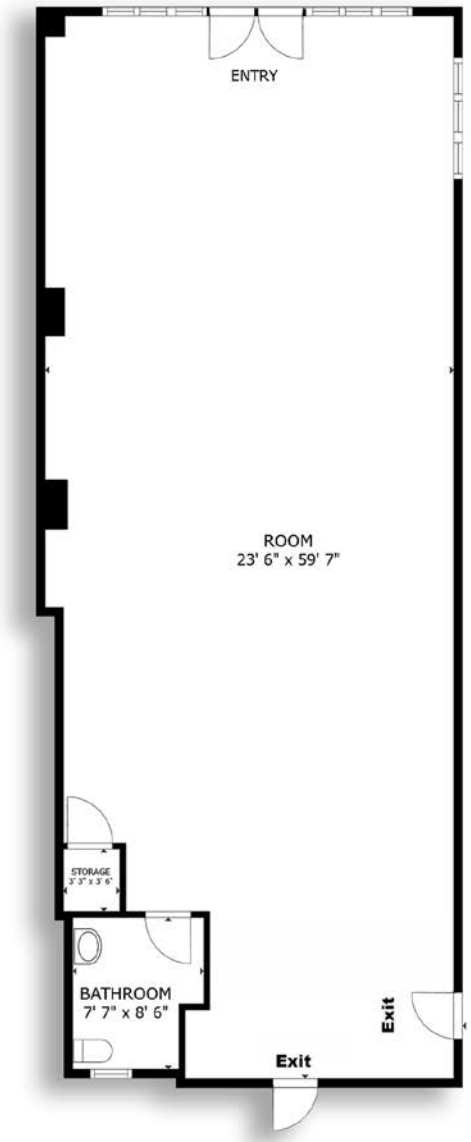


Michael Crawford
C: 720.683.0399
O: 720.572.5187
MCrawford@HoffLeigh.com

Retail Space for Lease

7310 W COLFAX AVENUE, LAKEWOOD, CO 80214

W Colfax Avenue



Suite 110

Rev: November 4, 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.



Lisa Langiewicz
C: 970.903.4198
O: 720.572.5187
LisaL@HoffLeigh.com



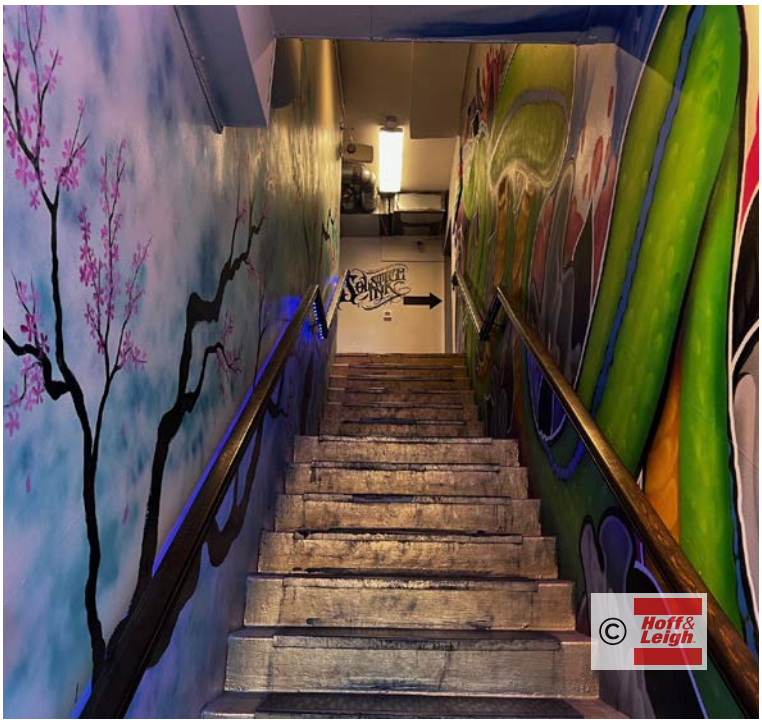
Michael Crawford
C: 720.683.0399
O: 720.572.5187
MCrawford@HoffLeigh.com

Retail Space for Lease

7310 W COLFAX AVENUE, LAKEWOOD, CO 80214

Suite 210 (Second Floor):
Former Barber Shop and Small Office







Rev: November 4, 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.



Lisa Langiewicz
C: 970.903.4198
O: 720.572.5187
LisaL@HoffLeigh.com

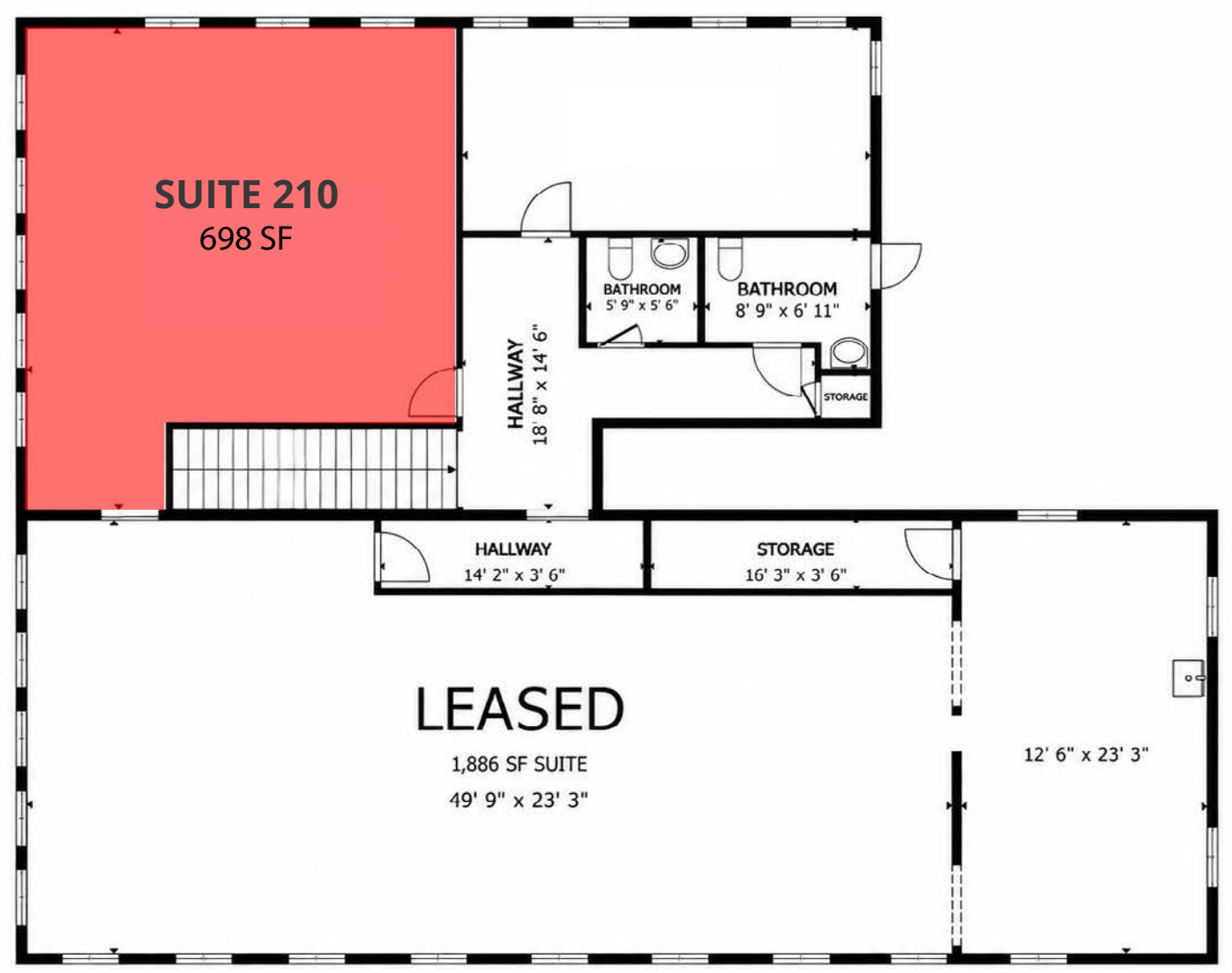


Michael Crawford
C: 720.683.0399
O: 720.572.5187
MCrawford@HoffLeigh.com

Retail Space for Lease

7310 W COLFAX AVENUE, LAKEWOOD, CO 80214

Suite 210



Rev: November 4, 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.



Lisa Langiewicz
C: 970.903.4198
O: 720.572.5187
LisaL@HoffLeigh.com



Michael Crawford
C: 720.683.0399
O: 720.572.5187
MCrawford@HoffLeigh.com

Retail Space for Lease

7310 W COLFAX AVENUE, LAKEWOOD, CO 80214

7310 W Colfax Ave, Lakewood, Colorado, 80214

DEMOGRAPHICS

147,271
Population

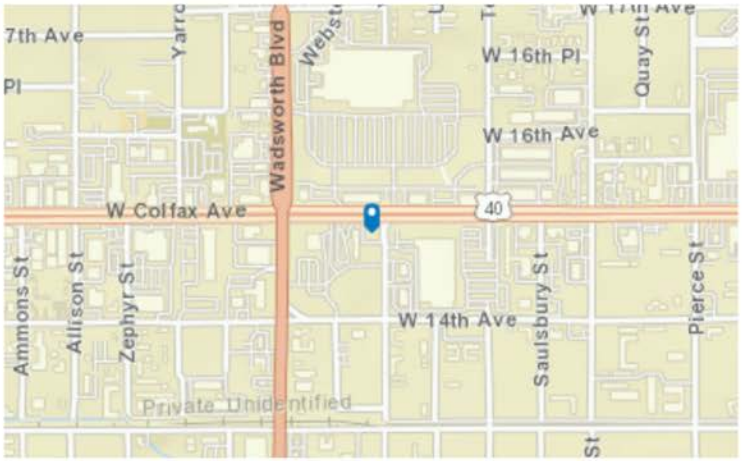
38.6
Median Age

2.2
Average Household Size

$73,406
Median Household Income

TRAFFIC COUNT

Cross street	VPD	Distance
Vance St	32,113	0.0
Vance St	26,624	0.0
Nelson St	24,134	0.1
Teller St	26,000	0.1
W 14th Ave	50,000	0.1



Rev: November 4, 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.



Lisa Langiewicz
C: 970.903.4198
O: 720.572.5187
LisaL@HoffLeigh.com

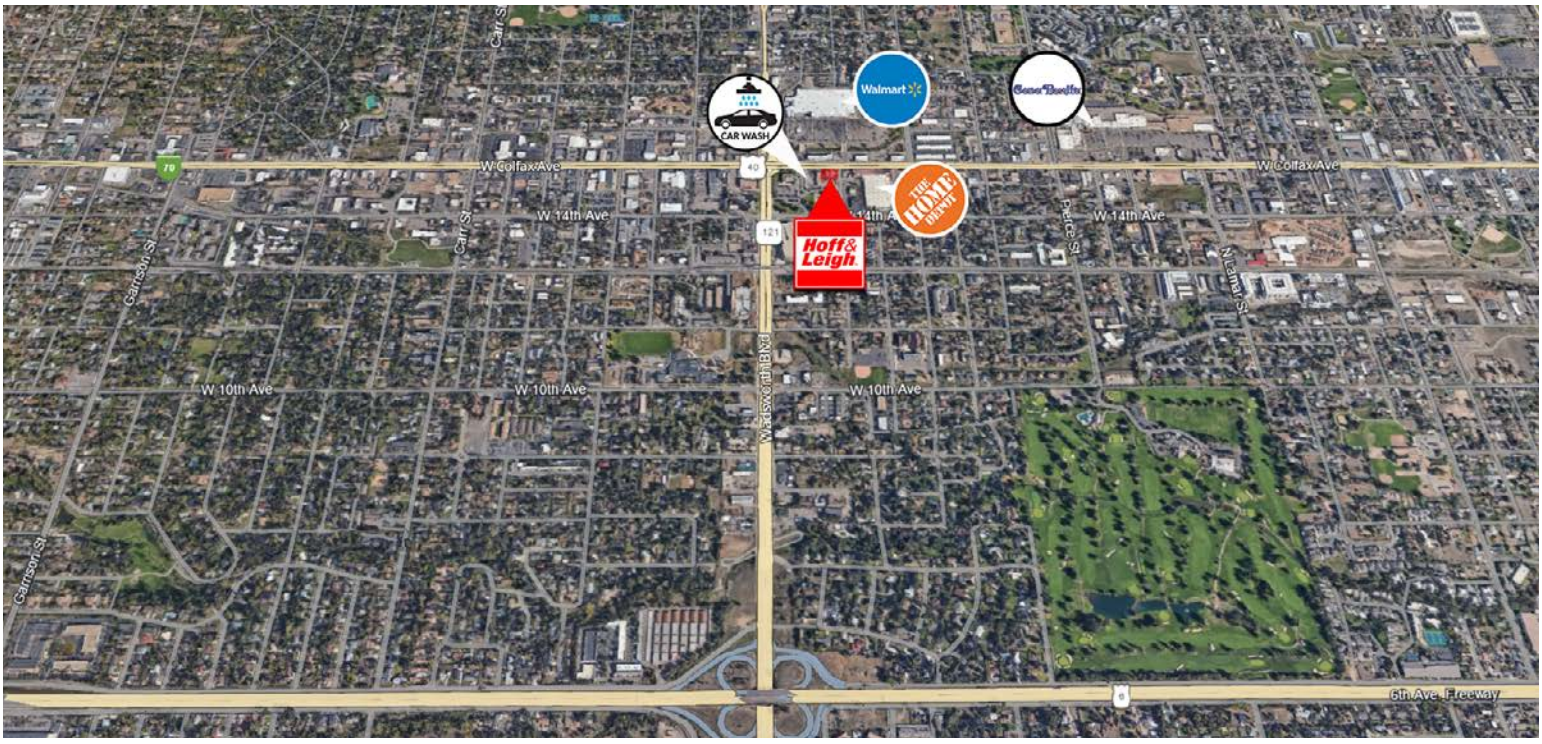


Michael Crawford
C: 720.683.0399
O: 720.572.5187
MCrawford@HoffLeigh.com

Retail Space for Lease

7310 W COLFAX AVENUE, LAKEWOOD, CO 80214





Rev: November 4, 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.



Lisa Langiewicz
C: 970.903.4198
O: 720.572.5187
LisaL@HoffLeigh.com



Michael Crawford
C: 720.683.0399
O: 720.572.5187
MCrawford@HoffLeigh.com