

Retail Space for Sale and Lease

7801 W COLFAX AVENUE, LAKEWOOD, CO 80214



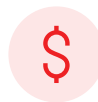




Overview

Located just west of Wadsworth Boulevard and Colfax Avenue, this 1.93 acre site has 2 buildings. The main building is approximately 23,868 SF with 3 different levels. The main level offers a showroom, bathrooms, 3 offices, a kitchen, and a separate large storage area equipped with 2 bathrooms. The upper portion contains 6 offices, a data closet, and a bathroom. There are also 3 different lower level areas for storage. Attached to the building is a 2 bay repair shop. A single bay repair shop is also part of the main building. The second building is a 7,080 SF automotive shop with floor drains and 3' x 18' overhead doors.

Highlights

- Monument Signage
- New HVAC Throughout Buildings
- 7,000 SF Automotive Shop
- Showroom
- 9 Offices
- Large Basement for Storage
- Large Fenced Yard

Property Details

 Sales Price \$4,995,000	 Lease Rate \$20,000 / Month (NNN)
 Space Available 30,948 SF	 Zoning M-G-U
 Lot Size 1.93 Acres	

Rev: May 15, 2024



Retail Space for Sale and Lease

7801 W COLFAX AVENUE, LAKEWOOD, CO 80214



Rev: May 15, 2024



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.

Beau Hershberger

C: 303.667.2530

O: 720.572.5187

BHershberger@HoffLeigh.com

Retail Space for Sale and Lease

7801 W COLFAX AVENUE, LAKEWOOD, CO 80214

7801 W Colfax Ave, Lakewood, Colorado, 80214

DEMOGRAPHICS



139,221
Population



39.2
Median Age



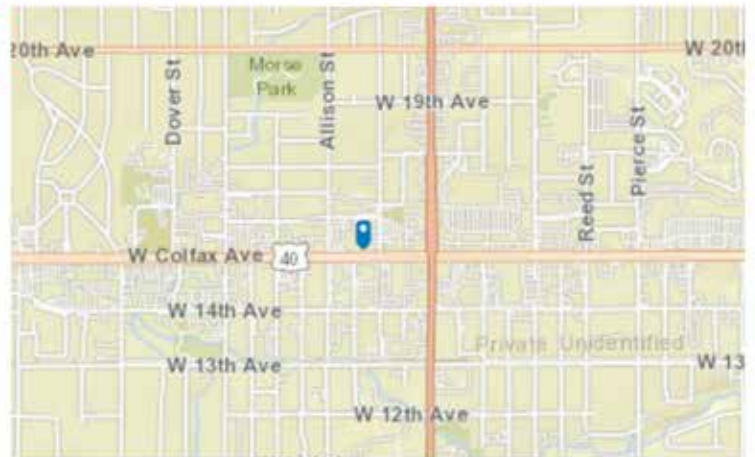
2.2
Average Household Size



\$73,181
Median Household Income

TRAFFIC COUNT

Cross street	VPD	Distance
Zephyr St	26,000	0.0
I-70 Bus	30,320	0.1
I-70 Bus	26,877	0.1
Wadsworth Blvd	29,532	0.1
Ammons St	26,000	0.1



Rev: May 15, 2024

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.

Beau Hershberger

C: 303.667.2530

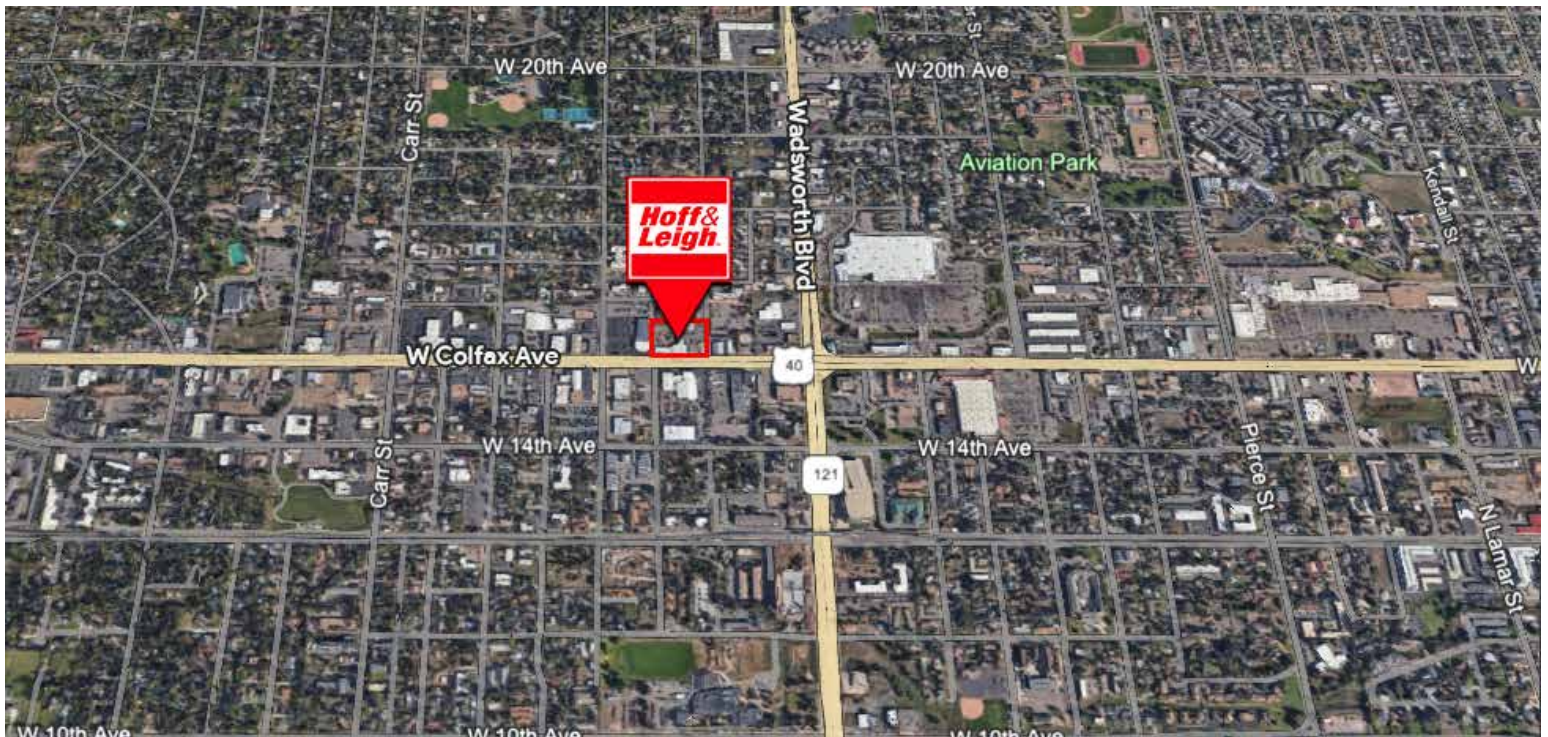
O: 720.572.5187

BHershberger@HoffLeigh.com



Retail Space for Sale and Lease

7801 W COLFAX AVENUE, LAKEWOOD, CO 80214



Rev: May 15, 2024



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.

Beau Hershberger

C: 303.667.2530

O: 720.572.5187

BHershberger@HoffLeigh.com