

**9300** **W. Colfax**  
Lakewood, CO 80215

**Ground Floor  
Retail/Office With Drive  
Thru**

**103,000 SF Building(s) Size  
2,500-10,000 Available SF**



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## EXECUTIVE SUMMARY



### OFFERING SUMMARY

|                |                               |
|----------------|-------------------------------|
| Available SF:  | 2,500 - 10,000 SF             |
| Lease Rate:    | \$10.00 - 12.00 SF/yr<br>(MG) |
| Use:           | Retail / Office               |
| Lot Size:      | 3.88 Acres                    |
| Year Built:    | 2018                          |
| Building Size: | 103,000                       |
| Zoning:        | M - G - O                     |

### PROPERTY OVERVIEW

Brand new office/retail space, with option for a drive-thru, available for lease on busy Colfax Avenue. Space will be delivered in vanilla shell condition and can be built out for office, office showroom, retail, bank, quick serve food location, or automotive sales use.

9300 W Colfax Avenue is conveniently located in Lakewood, central to Wadsworth Boulevard and Kipling Street. The property has easy highway access and there is a RTD bus stop within one block. The surrounding area has many restaurants, retailers, and recreation destinations.

### PROPERTY HIGHLIGHTS

- Prominent Colfax Location
- Signage Available
- Flexible Space Configuration
- High Traffic Counts - Over 32,000 VPD
- Drive-Thru

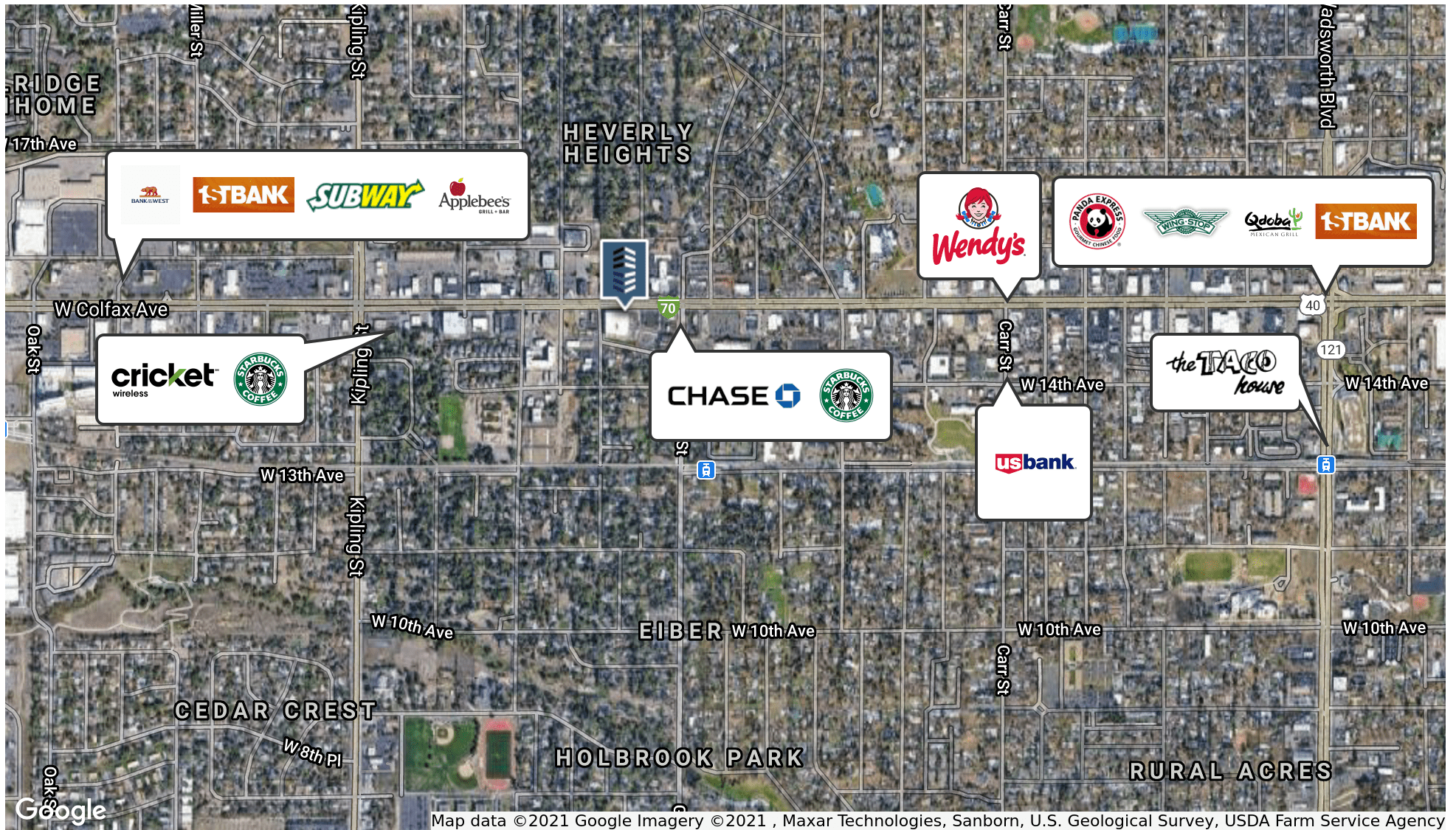


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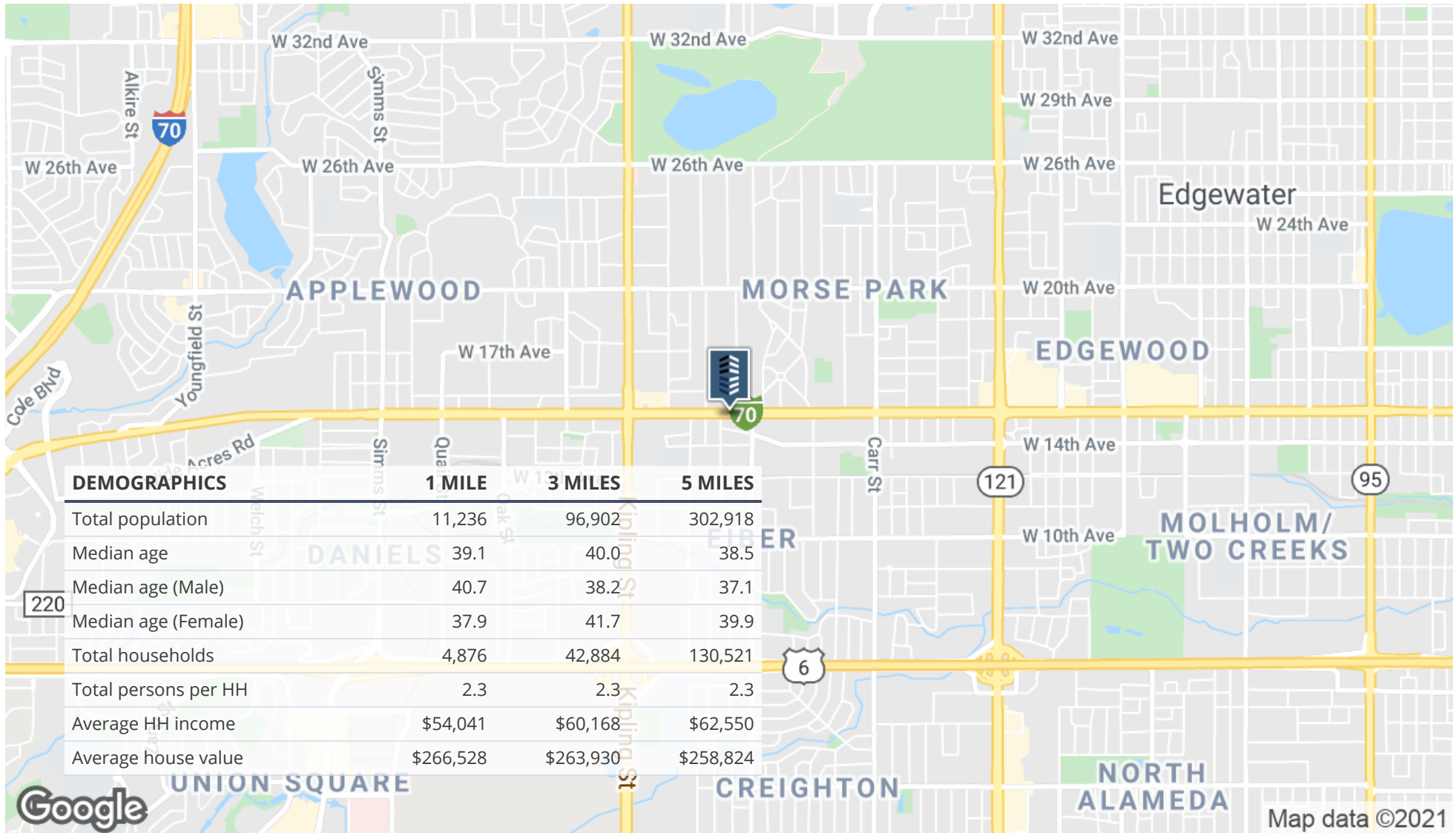
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## RETAILER MAP



## LOCATION MAPS





## ADDITIONAL PHOTOS

