

FREE STANDING BUILDING

9190 W Colfax Ave. Lakewood, CO 80215

for lease



PROPERTY DESCRIPTION

HARD CORNER FREE STANDING BUILDING

PROPERTY HIGHLIGHTS

- Great restaurant location
- Hard signalized corner at Garrison St. & W. Colfax Ave.
- 2 blocks to light rail - W line
- Fronts Safeway anchored center
- Ample parking

OFFERING SUMMARY

Lot Size:	0.51 Acres
Building Size:	2,306 SF
Available SF:	Fully Leased
Lease Rate:	N/A

TRAFFIC COUNT

I-70 Bus. E of Independence St.	34,517/vpd
I-70 Bus. E of Garland St.	32,118/vpd
I-70 Bus. W of Dudley St.	31,501/vpd

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2019 Total Population	12,898	117,269	330,768
2019 Average household income	\$69,435	\$73,232	\$78,858
Businesses	975	7,564	17,231
Employees	11,528	74,480	167,316

TOM BEVANS

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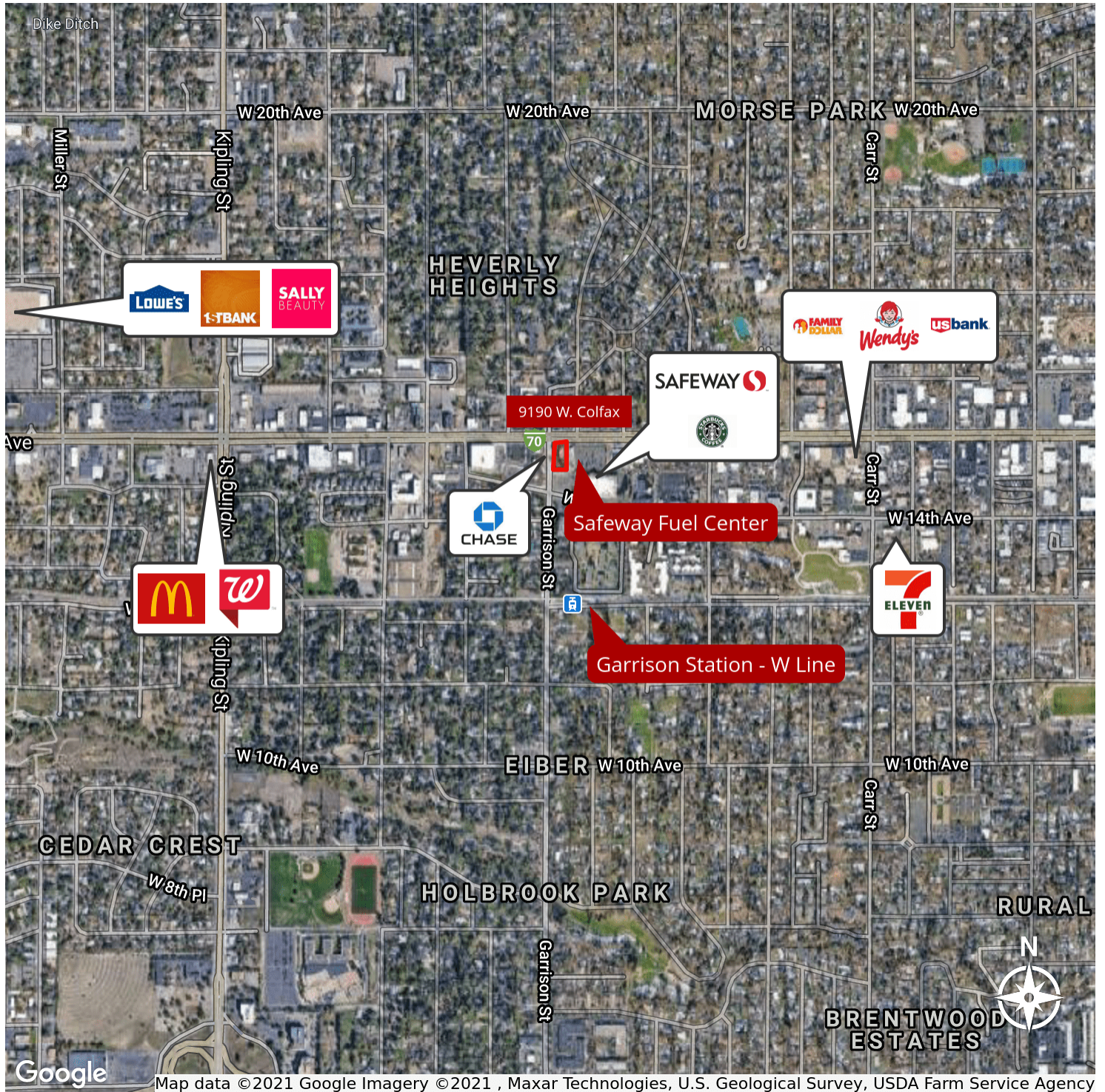
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ANTONOFF
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