

REDEVELOPMENT LAND - OPPORTUNITY ZONE



COLOROSA
COMMERCIAL
PROPERTIES

6560 W. COLFAX AVENUE LAKEWOOD, CO 80214



INVESTMENT CONTACTS:

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PROPERTY OVERVIEW

Property Type	Land for Redevelopment	Sale Price	\$1,300,000
Building Size	5,234 SF	Zoning	M-G-U
Lot Size	23,275 SF	VPD	30,600

Can be assembled with neighboring parcels for up to a total of 2.67AC

EXEMPT FROM LAKEWOOD GROWTH CAP INITIATIVE

- M-G-U Lakewood Zoning Code allows for mixed commercial/residential uses with up to 90-foot building height
- Walking Distance to Lamar Light Rail Station
- Across from Lamar Station Plaza which features retail shops and Denver Landmark Restaurant, Casa Bonita

[Click For Drone Footage of Site](#)



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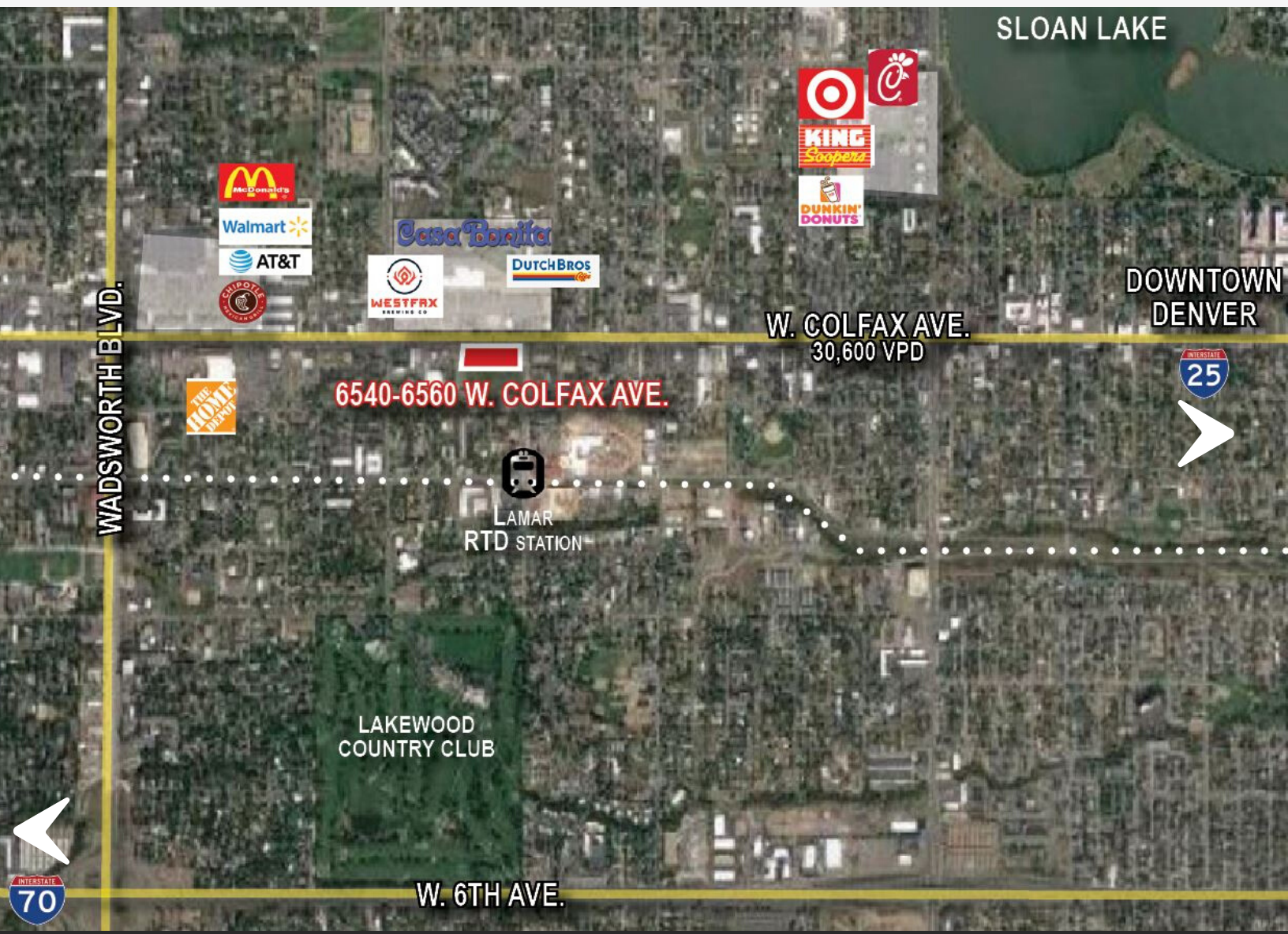


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LOCATION OVERVIEW



LOCATION HIGHLIGHTS

- Highway Access:** 10-minute drive to I-25 for Downtown Access. 5-minute drive to 6th Avenue or I-70 for access to Golden and the mountains
- Light Rail Access:** 8-minute walk to Lamar Light Rail Station with access to Downtown Union Station (22 minutes)
- Bike Access:** Sloan's Lake Park, 40West Art Walk, Lower Highlands Nightlife, Broncos Stadium at Empower Field



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