



QUICK FACTS

AVAILABLE SF

370 – 3,150 SF

SEVEN SUITES AVAILABLE

LEASE RATE

\$9.00 – \$14.72

+ \$2.31 CAM/SF (EST. 2026)

LEASE TYPE

Modified Gross

USE

Retail / Office

TENANCY

Multi-tenant

CITY / COUNTY

Lakewood · Jefferson

YR BUILT

1958

BLDG SF

17,500 SF

ZONING

M-N-U

STORIES

2

PARKING

56 spaces (3.20/1,000)

TRAFFIC COUNT

±27,000 VPD

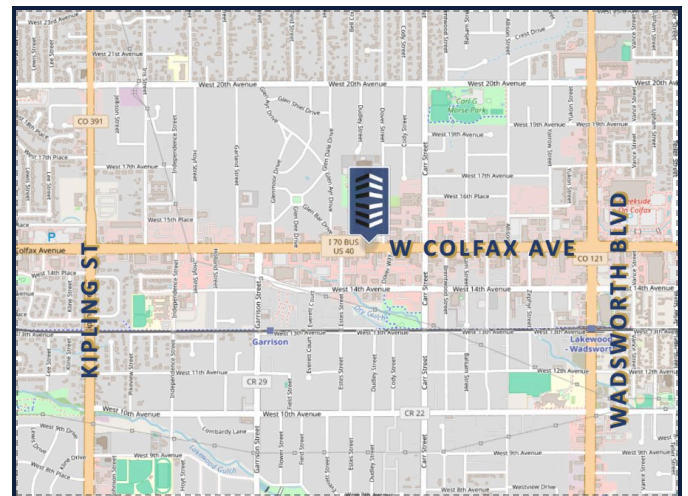
PROPERTY OVERVIEW

8646 W Colfax Avenue is a 17,500-square-foot, two-story multi-tenant retail and office building sitting directly on West Colfax Avenue, one of Lakewood's oldest and most heavily traveled commercial corridors, with roughly 27,000 vehicles passing the front door each day. Built in 1958 and held in long-term ownership, the building has been steadily updated suite by suite: newer flooring, fresh paint, new lighting, and plumbing rough-ins already in place in several of the ground-floor spaces.

The ground floor is a run of storefront suites under a continuous covered walkway, each with wide display glass, its own street entry, and building signage facing Colfax — a natural fit for retail, salon, studio, wellness, and neighborhood service users. The second floor is reached from a secured interior entry and holds smaller office and treatment suites sized for solo practitioners, creatives, and small professional firms. Suites are demised from 370 to 1,848 SF, and ground-floor Units 1 and 2 combine for 3,150 SF, so a tenant can start small and grow inside the building. Zoning is M-N-U and the property sits within a Colorado Enterprise Zone.

PROPERTY HIGHLIGHTS

- **Prominent West Colfax Frontage** — building signage facing the corridor.
- **±27,000 Vehicles Per Day** — on W Colfax Ave at the front door.
- **Two Curb Cuts** — to W Colfax Ave for easy customer access.
- **56 Surface Parking Spaces** — 3.20 per 1,000 SF, well above most Colfax storefronts.
- **Across from Whitlock Rec Center** — ½ mile to Garrison Station on RTD's W Line.
- **Suites from 370 – 3,150 SF** — ground-floor retail and second-floor office.
- **Modified Gross, 1 – 3 Year Terms** — Enterprise Zone incentives may apply.



LOCATION — W COLFAX AVE & DUDLEY ST, LAKEWOOD

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