QUICK FACTS

AVAILABLE SF	LEASE RATE
853 – 1,350 SF	**$9.00**
THREE UNITS AVAILABLE	+ $2.40 CAM/SF (EST. 2026)

LEASE TYPE	**Modified Gross**
USE	**Office / Retail**
TENANCY	**Multi-tenant**
CITY / COUNTY	**Lakewood · Jefferson**
YR BUILT	**1940**
BLDG SF	**±8,968 SF · 3 buildings**
LOT SIZE	**±39,511 SF (±0.91 AC)**
ZONING	**M-N-U**
PARKING	**±50 spaces (6.21/1,000)**
TRAFFIC COUNT	**±27,000 VPD**

PROPERTY OVERVIEW

8700 W Colfax Avenue is a small-bay, multi-tenant office and retail property on a ±0.91-acre site at the west end of the Colfax commercial corridor in Lakewood. Rather than a single block, the property is configured as three separate buildings arranged around a large shared parking field, together holding roughly ten individually demised units. The result is a campus that leases like a neighborhood shopping center: each unit has its own entrance, its own frontage on either Colfax or the interior lot, and no shared corridor to maintain.

The three currently available units — A1 (853 SF) in the front building, and E (1,350 SF) and F (1,100 SF) in the rear building with private entries off the interior lot — suit contractors, trades, service businesses, studios, and small professional offices that need a real front door and a place to park a work vehicle. Parking is the property's other advantage — approximately 50 surface spaces at 6.21 per 1,000 SF, roughly double the ratio most Colfax buildings can offer, with a deep rear lot for fleet parking, trailers and equipment. West Colfax carries approximately 27,000 vehicles per day past the site, Garrison Station on RTD's W Line is about a half mile away, and both I-70 and 6th Avenue are minutes out.

PROPERTY HIGHLIGHTS

- **±27,000 Vehicles Per Day** — on W Colfax Ave past the site.
- **Individually Demised Units** — each with its own entry — no shared corridor.
- **Three Buildings, ±0.91-Acre Site** — roughly ten units in total.
- **±50 Surface Parking Spaces** — 6.21 per 1,000 SF — about double the Colfax norm.
- **Deep Rear Lot** — fits fleet parking, trailers and equipment.
- **½ Mile to Garrison Station** — RTD W Line; minutes to I-70 and 6th Avenue.
- **M-N-U Zoning** — broad retail, office and service uses.

LOCATION — W COLFAX AVE AT THE GARRISON ST CORRIDOR, LAKEWOOD

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