

FOR LEASE

RETAIL | \$14/SF NNN | 1,500 - 20,000 SF

MAJOR RENOVATIONS UNDERWAY!

9797 W. COLFAX AVE LAKEWOOD, CO 80215



COLFAX KIPLING CENTER



15000 W 44TH AVE. SUITE C GOLDEN, CO 80403
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PROPERTY INFORMATION

COLFAX KIPLING CENTER

9797 W. COLFAX AVE

LAKEWOOD, CO 80215



LEASE RATE	\$14/SF NNN
OP. EX.	CONTACT BROKER
LEASE TERMS	3-5 YEARS
YEAR BUILT/RENO	1973/2026
BUILDING SIZE	43,200 SF (TBV)
TOTAL SF. AVAIL.	1,110-20,000
UNITS	3 AVAILABLE
LOT SIZE	4.43 AC
USES	RETAIL / LIGHT INDUSTRIAL
ZONING	M-G-S (LAKEWOOD)
PARKING	5.51 1,000

*ALL AVAILABLE UNITS WILL BE DELIVERED IN WHITE BOX CONDITION, RENDERED PHOTOS ARE FOR VISUALIZATION PURPOSES ONLY AND DO NOT REFLECT EXISTING BUILD-OUT

PROPERTY HIGHLIGHTS

- Prime retail space with high visibility
- Highly divisible suites from 1,110 SF up to 20,000 SF
- Located along major thoroughfare at Kipling & Colfax
- Strong traffic counts and exposure
- Tenant improvement (TI) packages offered
- White box unit delivery



Renovations Underway:

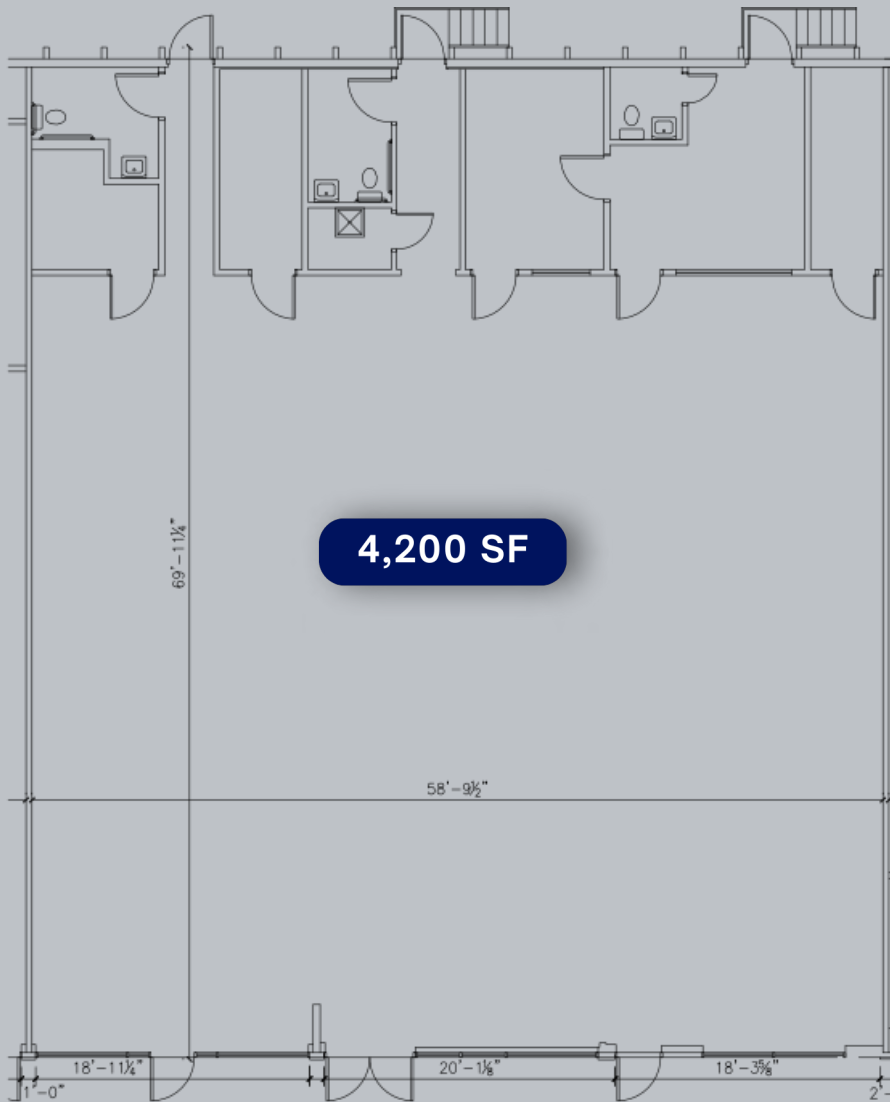
- ✓ NEW ROOF
- ✓ NEW PARKING LOT AND SIDEWALKS
- ✓ NEW MONUMENT SIGN
- ✓ WHITE BOX UNIT DELIVERY

AVAILABLE SPACES

COLFAX KIPLING CENTER

9797 W. COLFAX AVE

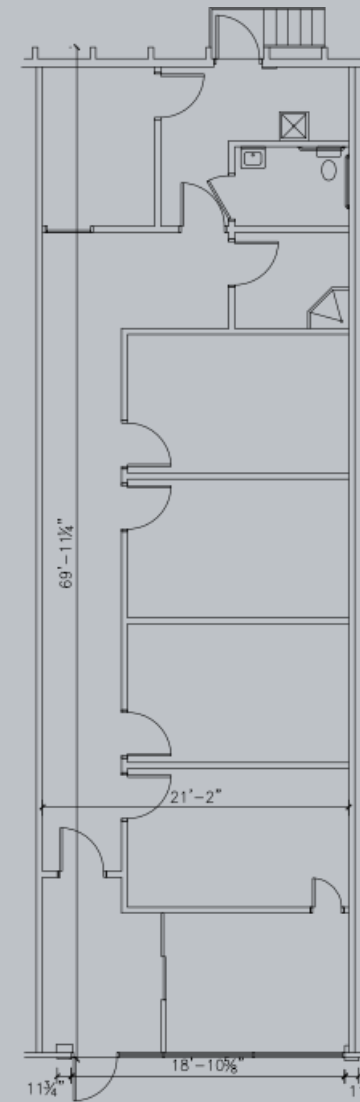
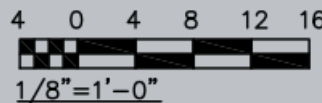
LAKEWOOD, CO 80215



4,200 SF

TOTAL: 4200 SF-Vacant

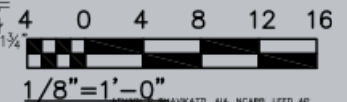
9797 W Colfax Ave
Lakewood CO 80215



1,523 SF

TOTAL: 1,523 SF-vacant

9797 W Colfax Ave
Lakewood CO 80215

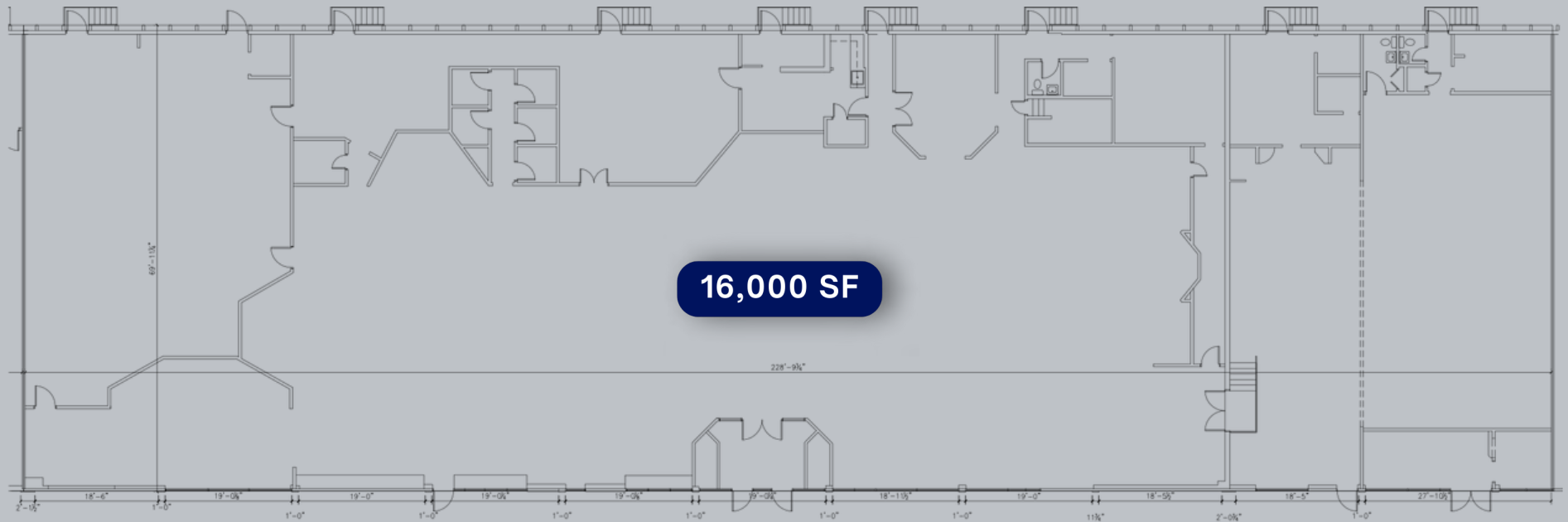


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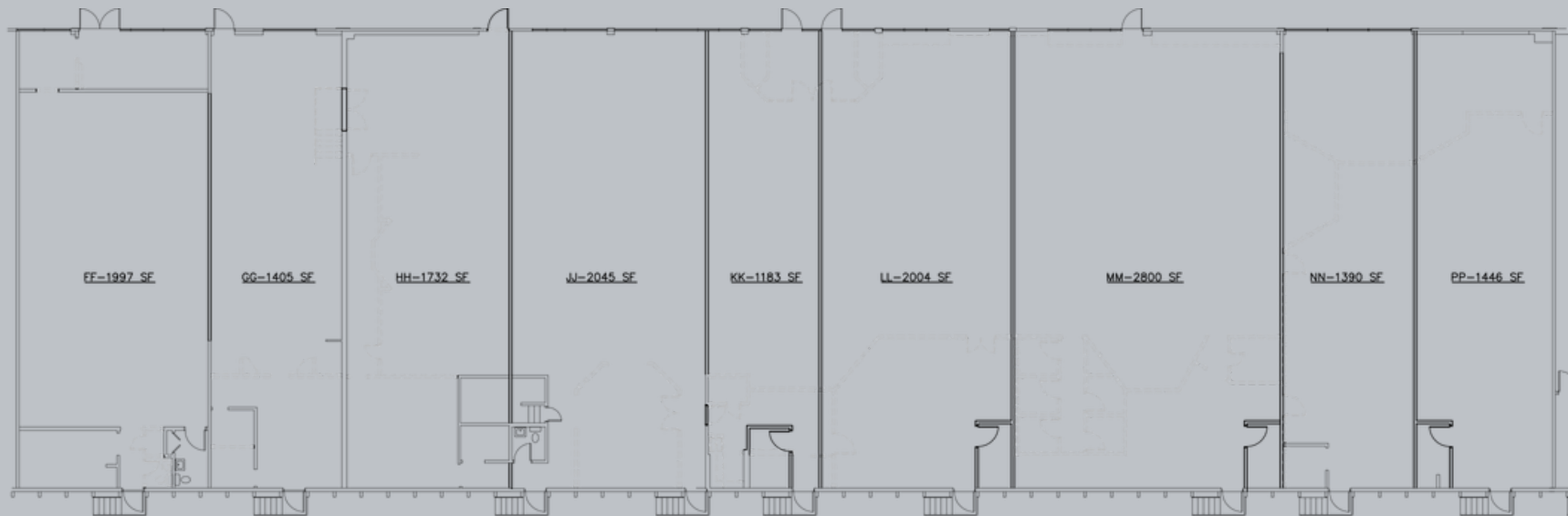
AVAILABLE SPACES

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LAKEWOOD, CO 80215



LARGE UNIT DEPICTED ABOVE IS DEMISABLE AS LITTLE AS 2,000 SF:



SITE PLAN / TENANT MIX COLFAX KIPLING CENTER

9797 W. COLFAX AVE
LAKEWOOD, CO 80215

*ALL AVAILABLE UNITS WILL BE DELIVERED IN WHITE BOX CONDITION, LARGEST SPACE DEMISABLE AS LITTLE AS 2,000 SF

KIPLING ST 36,638 VPD



IRIS ST

W. COLFAX AVE 35,738 VPD

*SITE PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT GUARANTEED TO BE TO SCALE. INTENDED SOLELY FOR TENANT VISUALIZATION AND GENERAL REFERENCE.

ADDITIONAL PHOTOS COLFAX KIPLING CENTER

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TRAFFIC & DEMOGRAPHICS

COLFAX KIPLING CENTER

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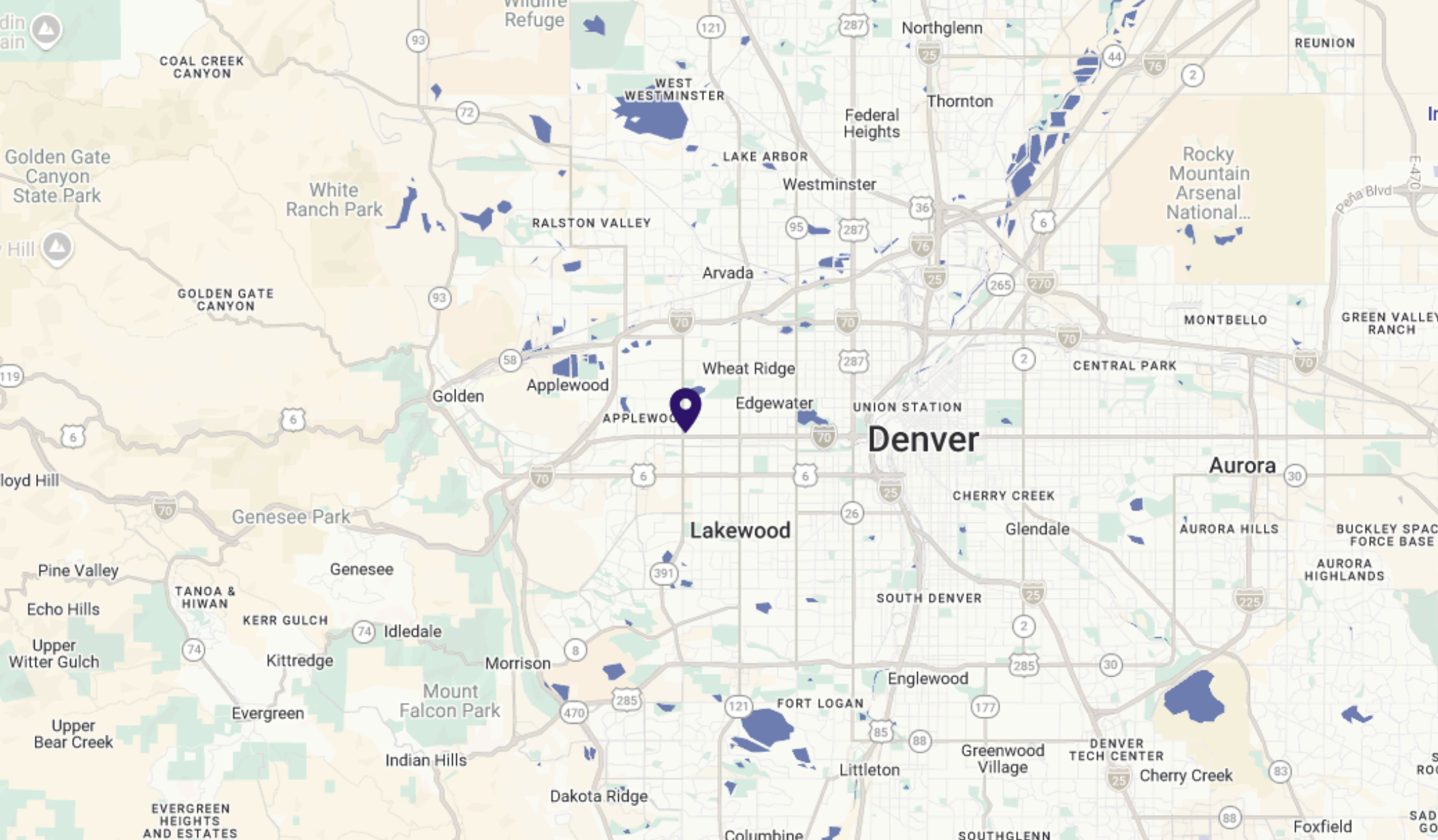
RADIUS	2-MILE	5-MILE	10-MILE
2025 POPULATION	42,396	318,648	1,074,587
2030 PROJECTED	43,196	324,832	1,089,045
AVG. HOUSEHOLD INCOME	\$107,288	\$118,465	\$126,611
MEDIAN HOME VALUE	\$674,393	\$662,915	\$673,652

*DEMOGRAPHIC DATA HAS BEEN PROVIDED BY COSTAR GROUP AND IS DEEMED RELIABLE BUT HAS NOT BEEN VERIFIED FOR ACCURACY OR COMPLETENESS.

LOCATION MAP

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LAKEWOOD, CO 80215



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