

LAMAR STATION PLAZA

LAKWOOD, CO | 6431-6791 WEST COLFAX AVENUE

BROAD STREET



1,450 - 63,865 SF Available

Newly Redeveloped Retail Center

Aggressive T.I. Packages For Qualified Tenants

LAMAR STATION PLAZA

LAKEWOOD, CO | 6431-6791 WEST COLFAX AVENUE

2023 DEMOGRAPHICS

2023 POPULATION

1 MILE	3 MILES	5 MILES
21,795	165,922	457,962

AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$69,001	\$93,855	\$95,303

MEDIAN AGE

1 MILE	3 MILES	5 MILES
37.9	37.2	37.3

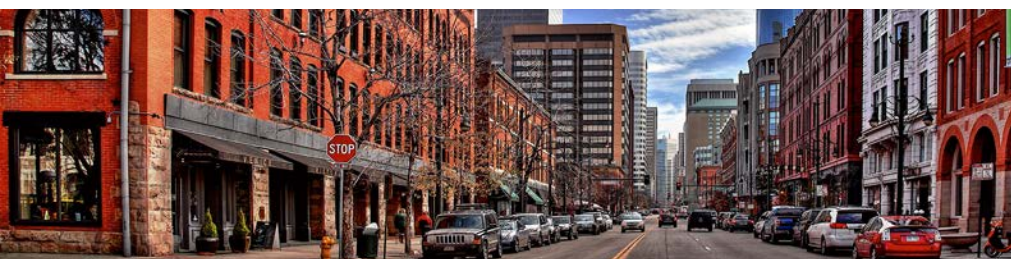
DAYTIME EMPLOYEES

1 MILE	3 MILES	5 MILES
8,287	72,555	330,755

TRAFFIC COUNT

West Colfax Avenue/Lamar St E
VPD: 30,151

DEMOGRAPHICS



LAMAR STATION PLAZA

LAKEWOOD, CO | 6431-6791 WEST COLFAX AVENUE

THE CENTER



Located in the heart of the 40 West Arts District, with regular programming, festivals and art installations.

Highly accessible, 10 minutes to downtown Denver, 5 minutes to Sloan's Lake, 5-minute walk to light rail.

Upgrades: Public plaza, bike & pedestrian pathways, and patio seating opportunities.

High-volume retailers including the iconic Casa Bonita (550,000 unique visitors/year).



Casa Bonita



ROSS
DRESS FOR LESS

DUTCH BROS
Coffee


cicis

LAMAR STATION PLAZA

LAKWOOD, CO | 6431-6791 WEST COLFAX AVENUE

MARKET AERIAL

ROCKY MOUNTAIN COLLEGE OF ART & DESIGN



RESIDENCES AT CREEKSIDE
118 UNIT SENIOR LIVING APARTMENTS

EDGEWATER MARKETPLACE



ST. ANTHONY'S REDEVELOPMENT
\$300M REDEVELOPMENT
1,700 RESIDENTIAL UNITS
150,000 SF + OFFICE
50,000 SF + RETAIL

CREEKSIDE ON COLFAX



LAMAR STATION PLAZA



EDGEWATER PUBLIC MARKET
FOOD HALL
20 RESTAURANTS/BARS
10 RETAIL SHOPS

EDGEWATER VILLAGE
30,000 SF
100 APARTMENTS
12+ TOWNHOMES

LAKWOOD HEIGHTS AT SLOAN'S LAKE
200 UNIT APARTMENT COMPLEX

LAKEHOUSE ON 17TH AVE
206 LUXURY CONDOS

QDOBA



THE HOME DEPOT

WEST LINE FLATS
UNDER CONSTRUCTION

BRICKHOUSE AT LAMAR STATION
UNDER CONSTRUCTION 4-STORY,
293 UNIT APARTMENT BUILDING

Walgreens
MEOW WOLF
3 MILES AWAY

ALAMO DRAFFHOUSE CINEMA

DOWNTOWN DENVER
3 MILES AWAY

SLOAN'S LAKE DEVELOPMENT
1700 MULTIFAMILY UNITS
150,000 SF OFFICE
226 CONDOS

WADWORTH PKWY

PIERCE ST.

KENDALL ST.

W COLFAX AVENUE

WEST LINE VILLAGE MULTIFAMILY
281 UNIT APARTMENT COMMUNITY
UNDER CONSTRUCTION

WEST LINE VILLAGE
134 UNIT TOWNHOME COMMUNITY
UNDER CONSTRUCTION

RTD
LAMAR TRAIN STATION
W LINE - 13,200 DAILY RIDERS

SHERIDAN BLVD

LAMAR STATION PLAZA

LAKEWOOD, CO | 6431-6791 WEST COLFAX AVENUE

SITE PLAN

EXPANDABLE TO 63,865



- 6469
- 6467
- 6465
- 6461
- 6457
- 6451 B
- 6451 A

LSP WESTERN SIDE					
UNIT	SF	TENANT	UNIT	SF	TENANT
6601	25,105	Planet Fitness	6715	54,916	Casa Bonita
6601A	1,442	Neveria La Delicia	6733	3,609	West Fax Brewing
6601B	1,600	Pop Culture Empire	6749	4,507	Yabby Hut
6617	24,000	Ross Dress For Less	6759	5,570	Cicis Pizza
6647	3,758	Casa Bonita (storage)	6781	1,400	Pizza Hut
6655	1,200	H&R Block	6787	11,057	Dollar Tree
6677 AB	6,000	ALS Laundry	6791	34,404	Arc Thrift Store
6677 C	2,500	Tea-Hee Boba			
6695-99	8,203	Adventure Dental			

LSP EASTERN SIDE					
UNIT	SF	TENANT	UNIT	SF	TENANT
6597	1,920	Lovely Nails	6469	1,365	Mile High Holistics
6593	2,920	Pho 2 Love	6467	1,167	Stylistas Gabriela
6587	1,669	Ashley Boutique	6465	1,450	AVAILABLE
6585	1,280	Antojitos Hondurenos	6461	2,352	The Coin Laundry
6583	2,008	Starting Strength	6457	723	Boost Mobile
6579	7,054	AVAILABLE	6451 B	1,928	Memento Mori Gallery
6575	41,997	AVAILABLE	6451 A	2,050	AVAILABLE
6569/6571	6,114	AVAILABLE			
6555	8,700	AVAILABLE			

LAMAR STATION PLAZA

LAKWOOD, CO | 6431-6791 WEST COLFAX AVENUE

ANCHOR SPACE AVAILABLE



UNIT 6575

41,997 SF Available

Expandable to 63,865 SF

LAMAR STATION PLAZA

LAKWOOD, CO | 6431-6791 WEST COLFAX AVENUE

INLINE SPACE AVAILABLE



UNIT 6579

7,054 SF Available

LAMAR STATION PLAZA

LAKWOOD, CO | 6431-6791 WEST COLFAX AVENUE

INLINE SPACE AVAILABLE



UNIT 6569-6571

6,114 SF Available

LAMAR STATION PLAZA

LAKWOOD, CO | 6431-6791 WEST COLFAX AVENUE

ENDCAP SPACE AVAILABLE



UNIT 6555

8,700 SF Available

LAMAR STATION PLAZA

LAKWOOD, CO | 6431-6791 WEST COLFAX AVENUE

SPACE AVAILABLE



UNIT 6465

1,450 SF Available

LAMAR STATION PLAZA

LAKWOOD, CO | 6431-6791 WEST COLFAX AVENUE

SPACE AVAILABLE



UNIT 6451 A

2,050 SF Available

LAMAR STATION PLAZA

LAKWOOD, CO | 6431-6791 WEST COLFAX AVENUE



About Broad Street Realty

Broad Street Realty, Inc., is a vertically integrated and self-managed publicly owned real estate company that has grown their owned portfolio to 15 shopping centers and 2 Million square feet of retail in the Mid-Atlantic Region and the Denver Urban Corridor. The company has extensive experience in real estate development, property management, asset management, and both landlord and tenant representation. Broad Street Realty maintains offices in Washington DC, Maryland, Virginia and Colorado.



COLIN CLANCY

Vice President of Retail Leasing
P: 720.352.5334
cclancy@broadstreetrealty.com

Broad Street Realty, Inc.
1391 Speer Blvd, Suite 405 | Denver, CO 80204
303.825.1735
www.broadstreetrealty.com
Washington DC | Virginia | Maryland | Colorado