

9190 W. COLFAX AVE.

Lakewood, CO 80215

FOR LEASE



PROPERTY DESCRIPTION

Hard corner free standing building for Lease

PROPERTY HIGHLIGHTS

- Great restaurant location
- Hard signalized corner at Garrison St. & W. Colfax Ave.
- 2 blocks to light rail - W line
- Fronts Safeway anchored center
- Ample parking

TRAFFIC COUNT

I - 701 E of Garland St.	31,900/vpd
I-70 Business W of Garrison St.	26,550/vpd
I-70 Business W of Dudley St.	26,000/vpd

OFFERING SUMMARY

Lot Size:	0.51 Acres
Building Size:	2,306 SF
Available SF:	2,306 SF
Lease Rate:	\$29.00 SF/yr (NNN)

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Total Population	12,057	119,989	333,461
2018 Average household income	68,759	72,481	78,617
Businesses	997	7,718	17,759
Employees	9,476	79,414	176,764

* Demographics and Traffic Counts provided by CoStar

TOM BEVANS

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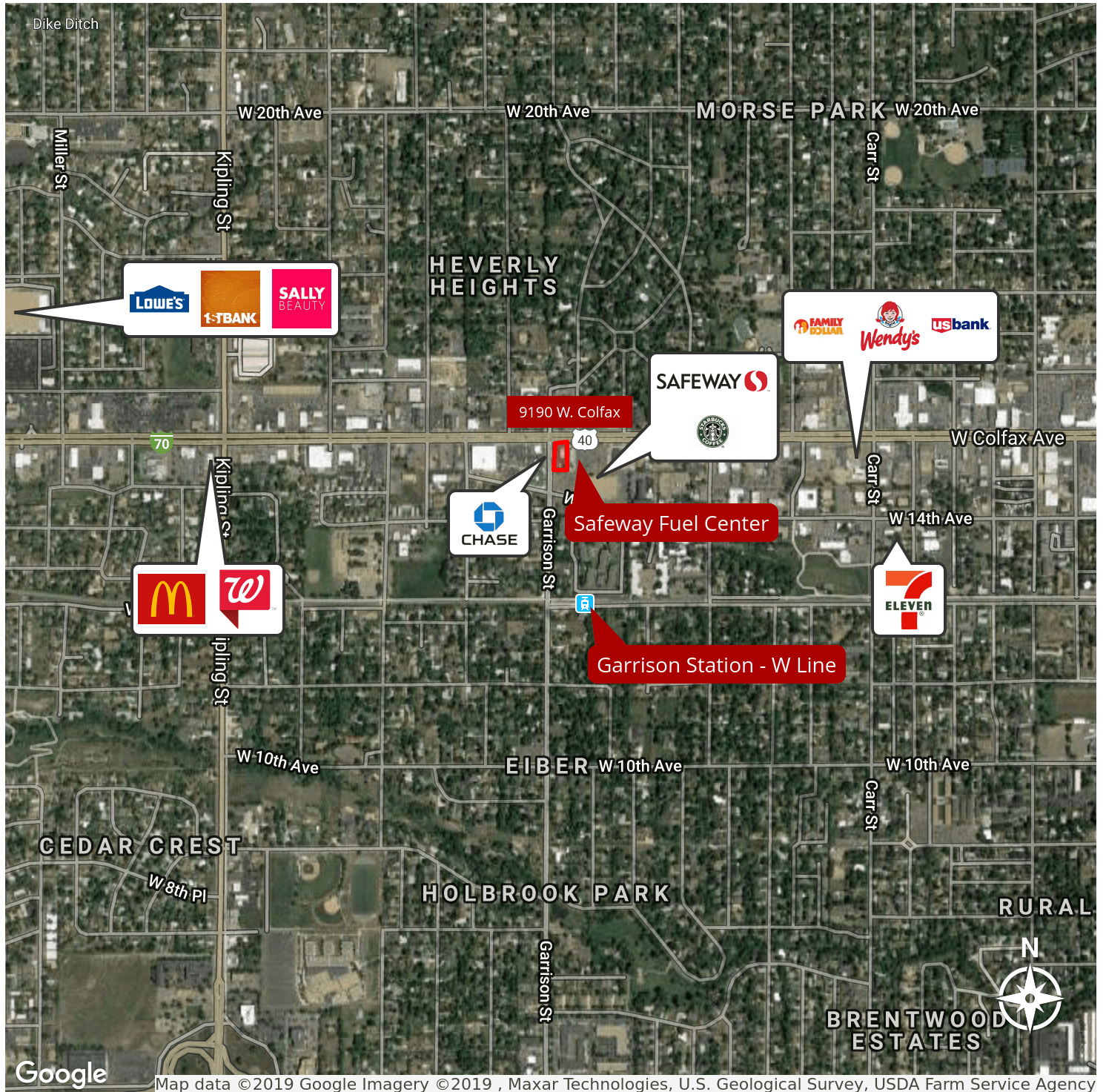
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