

# LAKEWOOD BUSY VILLAGE

9709 W COLFAX AVENUE  
LAKEWOOD, CO 80215

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# Property Summary



## OFFERING SUMMARY

Sale Price:	\$1,250,000
Cap Rate:	6.02%
NOI:	\$75,281
Lot Size:	0.3 Acres
Building Size:	3,120 SF
Zoning:	M-G-S
Price / SF:	\$400.64
Traffic Counts:	27,952 [DRCOG 2016 count]

## PROPERTY OVERVIEW

9709 W Colfax Avenue is a prime positioned, mixed-use property along West Colfax Avenue - the Longest running East/West street in the United States. With 100% occupancy, this asset makes a great short-term, and long-term investment - offering the ability to stabilize Leases in the short-term, and potentially expand or redevelop in the Long-term. The "Busy Village" is situated in the heart of Lakewood's West Colfax corridor which is currently experiencing a revitalization that includes a newly completed Light-rail transit system, along with several new housing and mixed-use projects.

## PROPERTY HIGHLIGHTS

- 100% occupied
- Substantial Parking
- Flexible City of Lakewood mixed use M-G-S Zoning
- Corner Lot - High traffic, high visibility
- Short term leases in place - possible to lock-up longer terms and higher rates.



# Additional Photos





# Location Maps



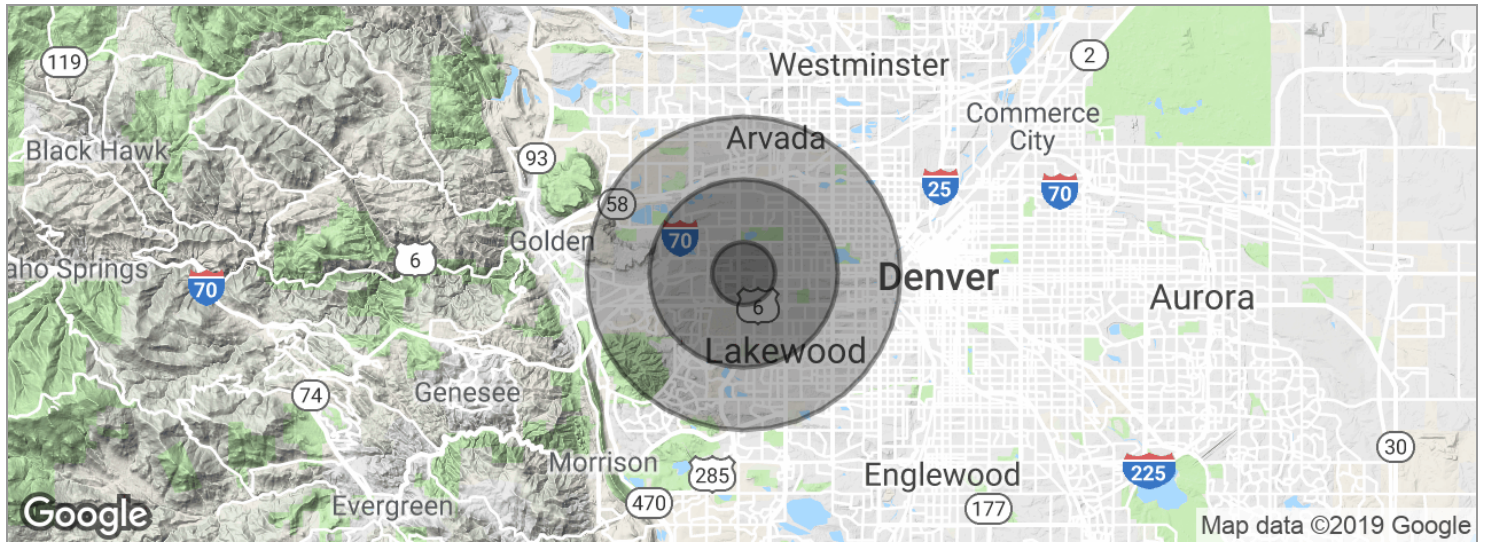


# Retailer Map





# Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	10,701	94,353	287,203
Median age	39.7	40.3	39.0
Median age [Male]	40.5	38.6	37.5
Median age [Female]	39.5	42.0	40.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,682	42,024	124,751
# of persons per HH	2.3	2.2	2.3
Average HH income	\$56,467	\$61,023	\$63,312
Average house value	\$272,856	\$266,432	\$259,087

\* Demographic data derived from 2010 US Census

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