



FOR LEASE

\$18.00 SF/YR (NNN)



LAKEWOOD, CO 80215
9720 W COLFAX AVE

PROPERTY INFORMATION

- 959 – 2,884 SF Available Ground Floor Retail
- August 2017 Delivery
- Part of +/- 108,000 SF, 860 Unit StorQuest Self Storage Project with Direct Frontage and Parking along Colfax Ave
- Area Tenants include McDonalds, Walgreen's Starbucks, McDonald Mazda West, Lowe's, Sears, Applebee's, FirstBank, Safeway and many more.
- 30,000 Cars on Colfax and 36,000 cars/day on Kipling

DEMOGRAPHICS

1 MILE 3 MILES 5 MILES

Population

Total Population:	10,719	93,364	289,115
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Households

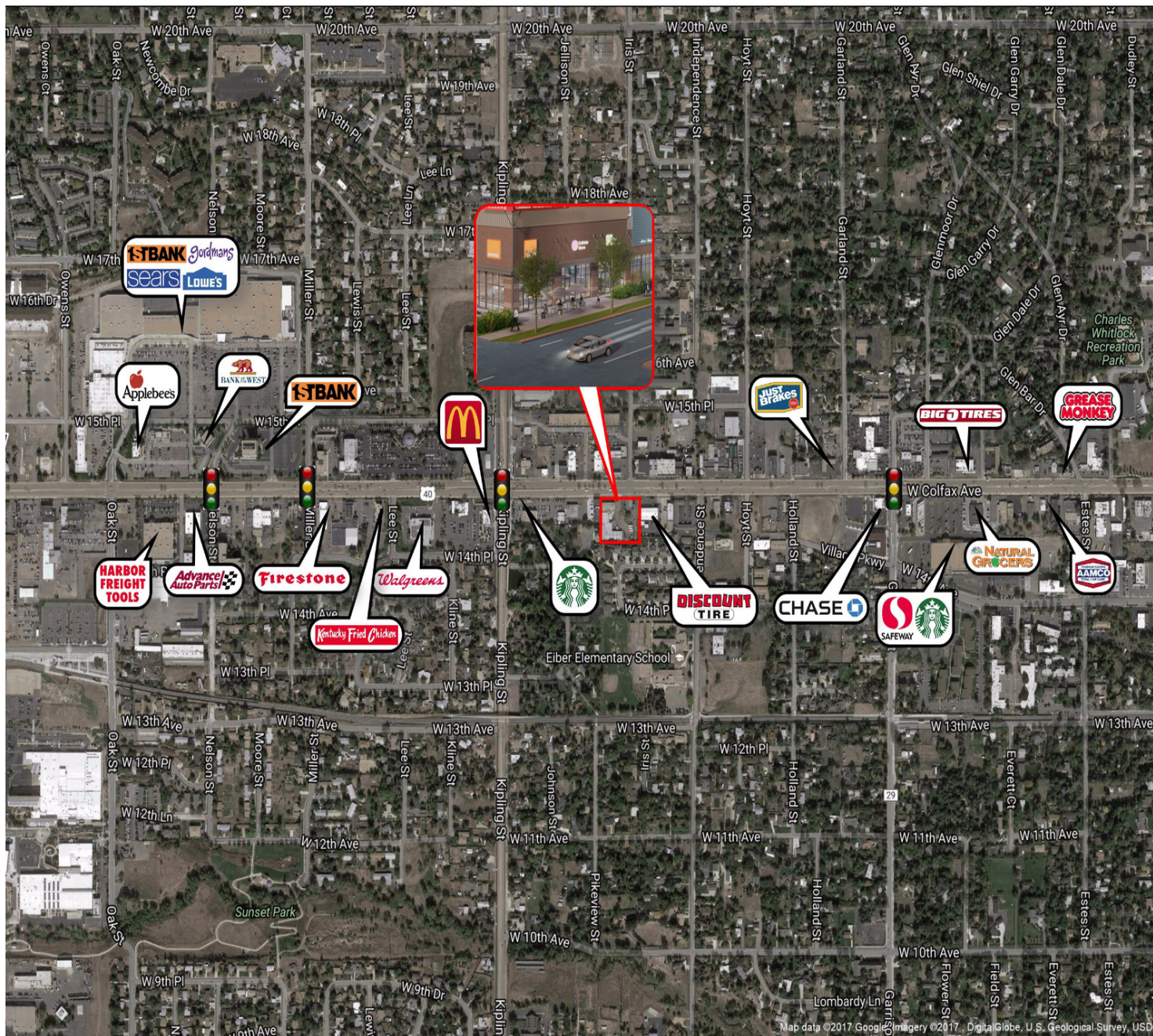
Total Households:	4,680	41,495	125,424
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Income

Average HH Income:	\$55,591	\$61,120	\$63,511
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*Information provided from 2010 Census

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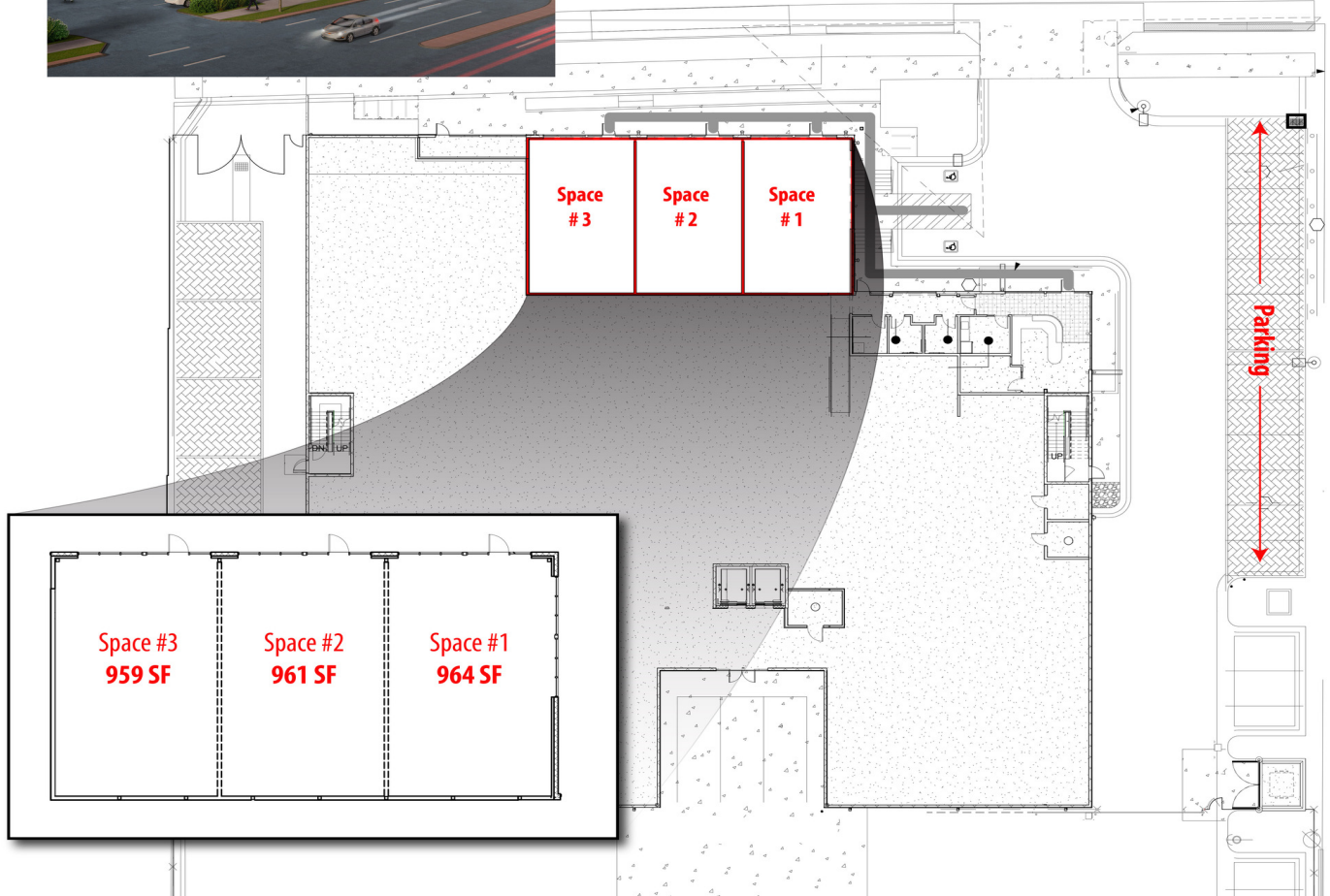
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WEST COLFAX AVENUE



LOCATION DESCRIPTION

The traffic count is over 30,000 cars/day on Colfax and 36,000 cars/day on Kipling.



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