

# FOR LEASE/SALE GOLDEN RETAIL CONDOMINIUM

18475 W COLFAX AVE, SUITE C-2 | GOLDEN, CO 80401



TAKE A  
VIRTUAL  
TOUR



navpoint  
REAL ESTATE GROUP  
720.420.7530

# Property Details



## Address

18475 W Colfax  
Ave, Suite C-2  
Golden, CO 80401



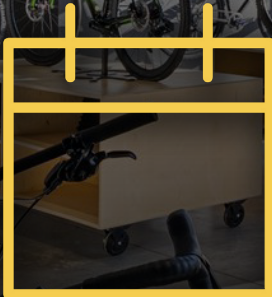
## Condo SF

7,200 SF



## Type

Retail/Flex



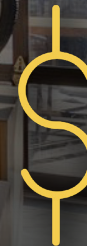
## Year Built

2021



## Lease Price

\$26.00/SF NNN  
(2024 NNN: \$10.00/SF)



## Sale Price

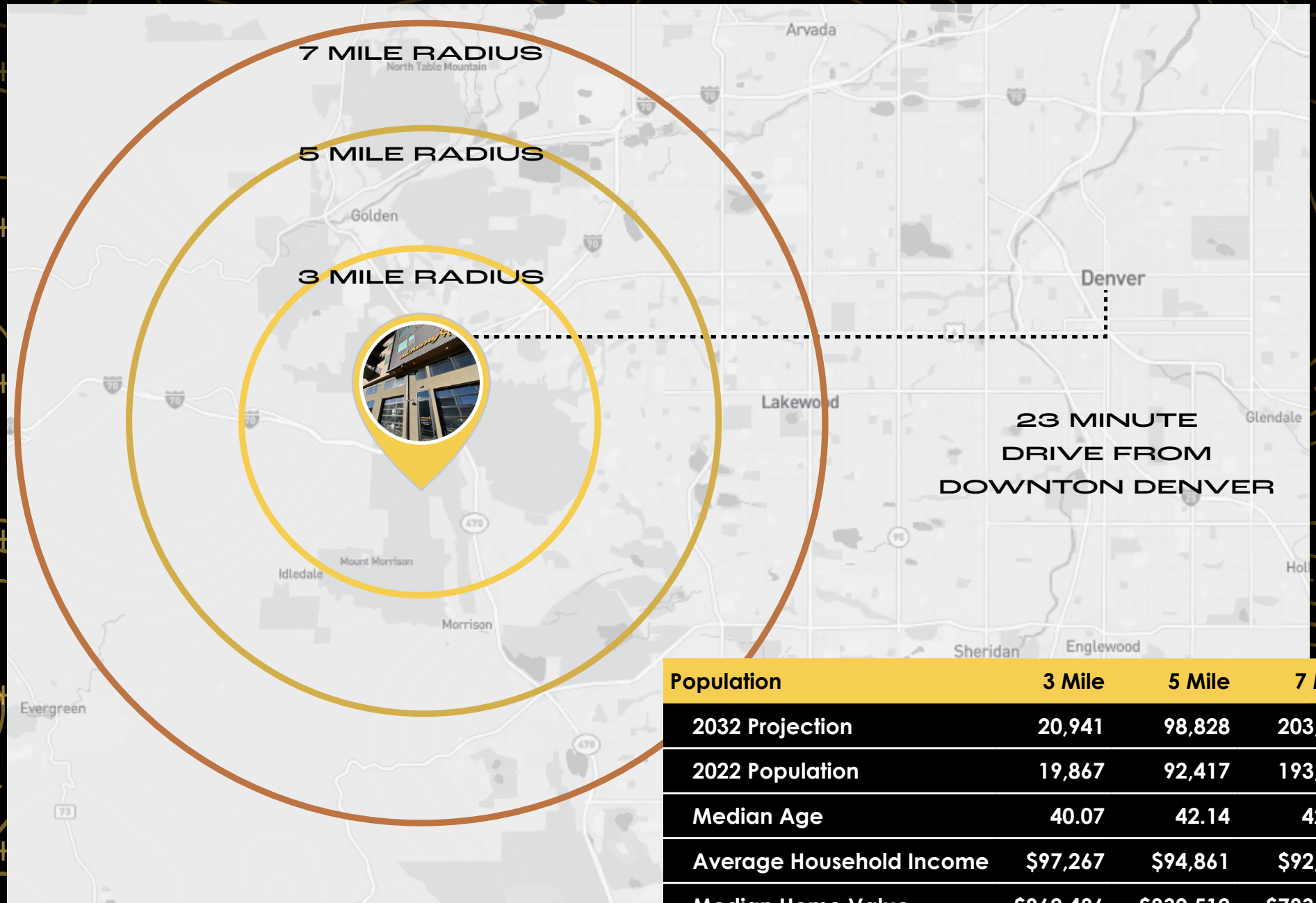
\$3,240,000

# Property Images



- ◇ Great central Golden location adjacent to I-70
- ◇ Minutes south of Hwy 6 and Hwy 40
- ◇ New construction, mezzanine with beautiful office finishes, large overhead glass garage door, patio, kitchen, heavy power, extensive sunlight,
- ◇ Great retail visibility, could also work well for a flex or office tenant.

# Radius Map



# Local Retail



# The Site

- 1** Aurum Apartments  
Alchemy Bikes  
Morris and Mae Food Hall  
Lobo Electrician
- 2** Avalanche Harley Davidson
- 3** Red Rocks Self Storage
- 4** Launch Espresso Cafe  
Over Yonder Brewing  
Vice Kitchen Wine Whiskey
- 5** Origin Hotel Red Rocks
- 6** Kum & Go



# The Site

1

**Aurum Apartments**  
**Alchemy Bikes**  
**Morris and Mae Food Hall**  
**Lobo Electrician**

4

**Launch Espresso Cafe**  
**Over Yonder Brewing**  
**Vice Kitchen Wine Whiskey**

2

**Avalanche Harley Davidson**

5

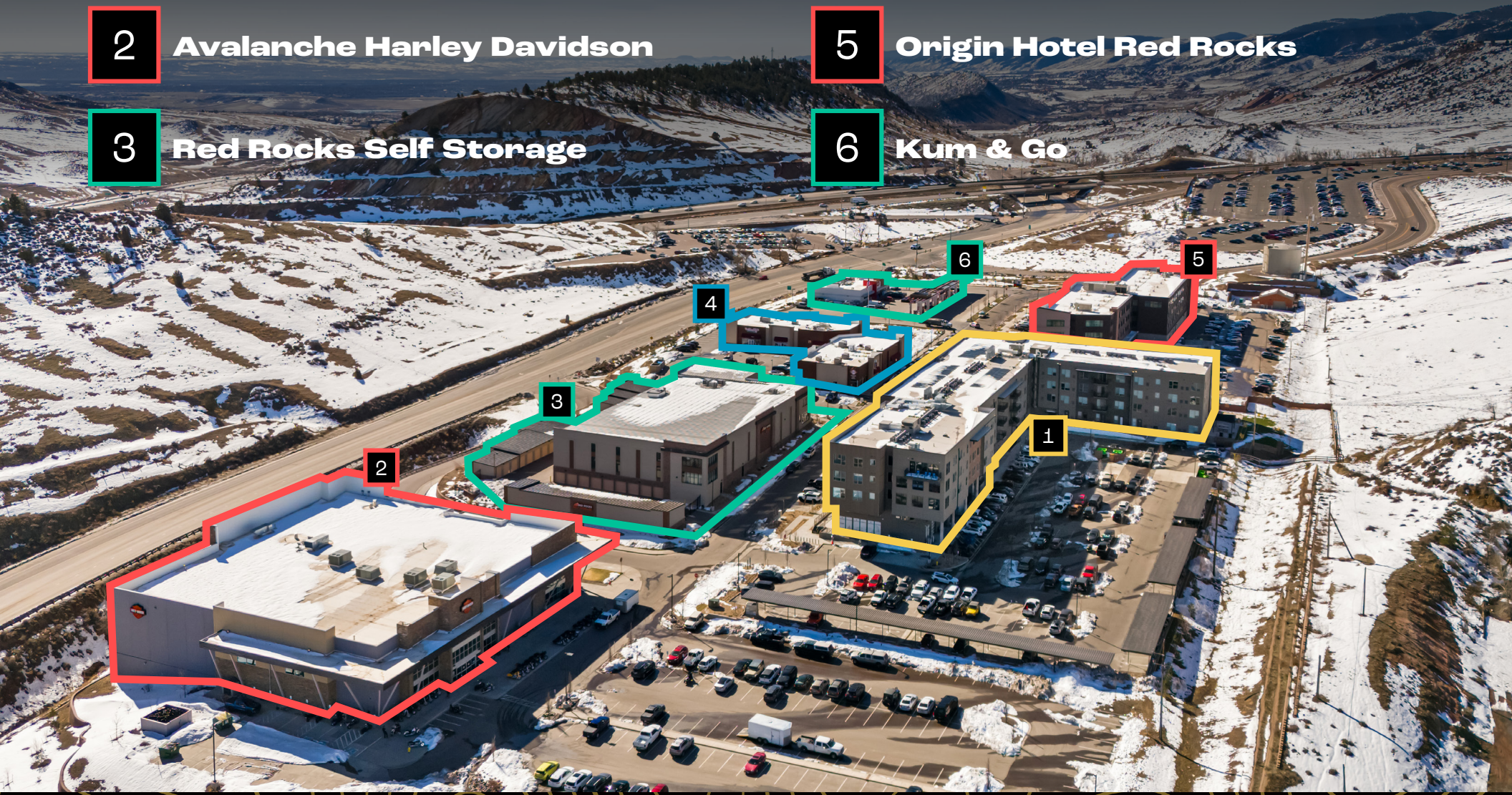
**Origin Hotel Red Rocks**

3

**Red Rocks Self Storage**

6

**Kum & Go**



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