

LAKEWOOD MULTI-TENANT RETAIL

11712, 11716, 11718, 11720 & 11730 W Colfax Ave Lakewood CO



OVERVIEW

- 11712 Building: 1,482 SF
- 11716 Building: 1,584 SF + ~572 SF steel shed at rear
- 11718 Building: 420 SF Currently a residential apartment
- 11720 Building: 957 SF
- 11730 Building: 1,746 SF
- 2 Pylon signs on W Colfax Ave.
- Zoning:
- West-facing glass w/ top floor mountain views

Sale Price: \$1,385,000.00
Combined Bldg Size: 6,189 SF Square Feet
Land Area: 12,915 SF
Years Built: 1946-1960
Gross Income: \$126,661.50
Taxes: \$35,010 due 2025

DEMOGRAPHICS



Population

11,931

82,539

255,671



Households

5,471

36,904

109,034



Median HH Income

\$72,312

\$77,554

\$78,731



Median Age

41.10

41.10

39.80



Traffic

24,581 vpd - W. Colfax Ave @ Swadley St. (2024)

Source: CoStar 2025



SHELDON • GOLD REALTY INC.
commercial real estate services

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LAKEWOOD MULTI-TENANT RETAIL PROPERTY INTERIOR PHOTOS



LAKEWOOD MULTI-TENANT RETAIL EXTERIOR PHOTOS



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