

15,800 sf Land for Sale | 6990 West Colfax Avenue

Lakewood, Colorado 80214

15,800 sf Land for Sale

SITE OVERVIEW

Asking Price	\$350,000 or 22.15 psf
Location	SEC W Colfax Ave & Reed St
Gross Land Area	0.36272 acres or 15,800 sf
Usable Land Area	0.36272 acres or 15,800 sf
Usable Land %	100.0%
Average Depth	162.59 feet
Utilities	All are to the site
Topography	Level
Grade	At street grade
Visibility	Average to good
Zoning Jurisdiction	City of Lakewood
Zoning Classification	M-G-U (Mixed Use-General-Urban)
Other Info	Enterprise & Opp Zone



Property is in an Enterprise & Opportunity Zone

MARKET OVERVIEW

This 15,800 square foot piece of vacant land is currently available for sale. Located on the SEC of W Colfax Ave and Reed St in Lakewood, Colorado, **6990 West Colfax Avenue** is loosely zoned for mixed-use, general and urban development (M-G-U). Plausible recommendations for development based on area size, amount of daily traffic and other formal demographics might include such businesses as a small cafe/bar, a liquor store, a quick service enterprise, a small apartment building, mixed-use retail, or small office as a few samplings of possibilities.

According to recently published yield, rental and occupancy rates for retail development which conforms to patterns of land use in this market area, such studies suggest demand is relevant and sufficient to support construction costs and to ensure timely absorption of additional inventory in this market. Thus, near-term speculative development of this site is potentially financially feasible according to such research studies.¹

Furthermore, with the nearby Wadsworth light rail station on Wadsworth Blvd just south of West Colfax Ave and with further growth in the area due to same, there is a greater potential for opportunity, especially in mixed-use, commercial/retail, as well as owner occupant build-to-suit retail or office space development.²

Please feel free to give us a call for more information regarding this potential opportunity.

¹ Based on May 2018 research between: CoStar Group, Inc. and Valbridge Property Advisors

² Source based on 5/23/18 Appraisal Report: Valbridge Property Advisors



on REED ST at W COLFAX AVE facing east



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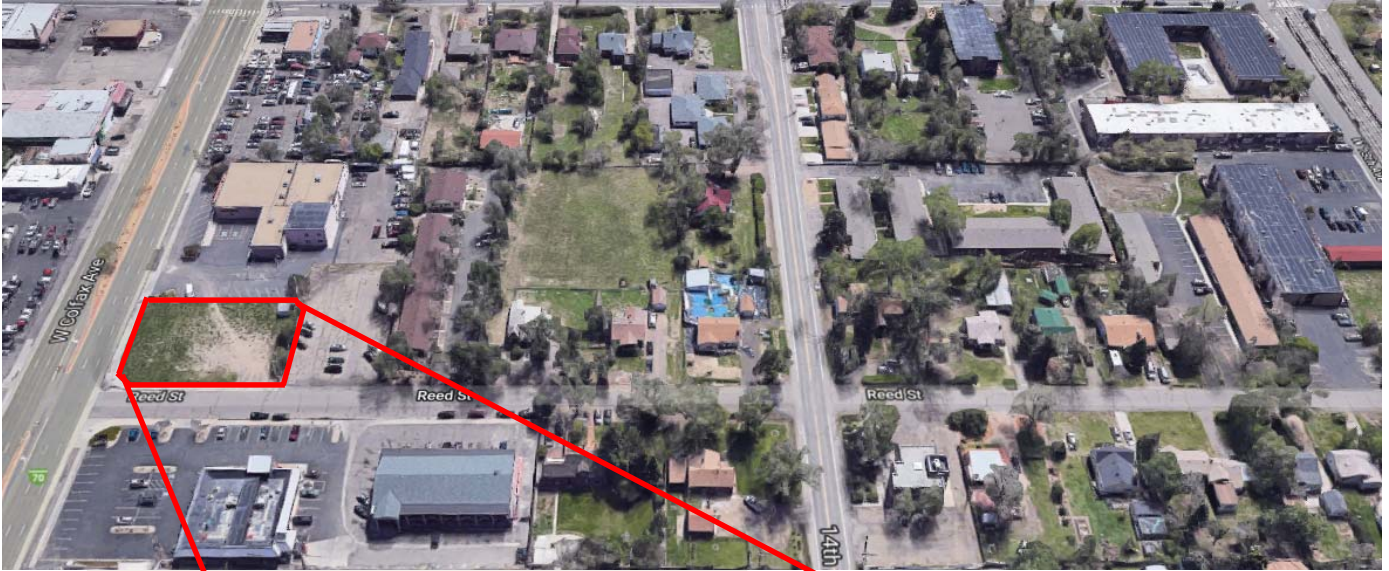
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NEC on W COLFAX AVE & REED ST facing east

EXPANSION IN THE AREA - AN OVERVIEW

6990 West Colfax Avenue is surrounded not only by established neighborhood communities, but also by well-established and new enterprises that can have a direct influence on the success of this viable corner plot of land for sale in Lakewood, Colorado.

Amid significant improvements happening in recent years along the West Colfax corridor spanning from Sloan's Lake to Wadsworth, this area is starting to attract capital willing to make a significant investment in this area.

A short distance west from this property is located the newer Wadsworth Blvd light rail station, a Walmart Supercenter, and The Home Depot.

Slightly to the north and east is the famous **Casa Bonita** experience and restaurant that has been newly purchased and completely renovated inside. Further, such fast food chains as Burger King, Sonic Drive-in, Chipotle Mexican Grill, Viva Burrito, Arby's, Panda Express to name a few have

emerged. Nearing Sloan's Lake area has emerged King Soopers, Target, Chick-fil-A, and Walgreens. Further movement has opened up Planet Fitness, Family Dollar and Key Bank.

This area is growing exponentially year by year. The land offering is well-suited for having a high visibility rating amid the high density traffic volumes daily and from the large populations of homeowners and apartment dwellers.

Please do not hesitate to give us a call for more information regarding this opportunity that has just recently opened as land for sale.

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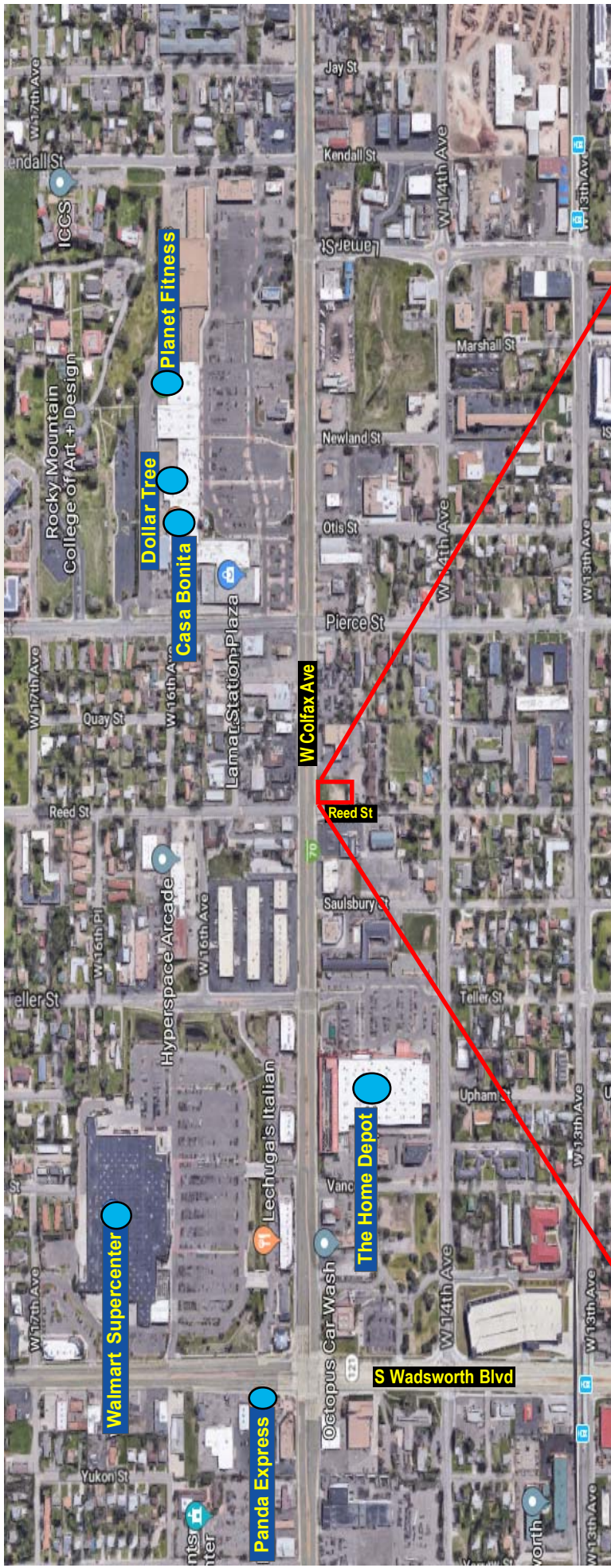


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Opportunity: Land for Sale
Now Available



on W COLFAX AVE adjacent to REED ST facing south



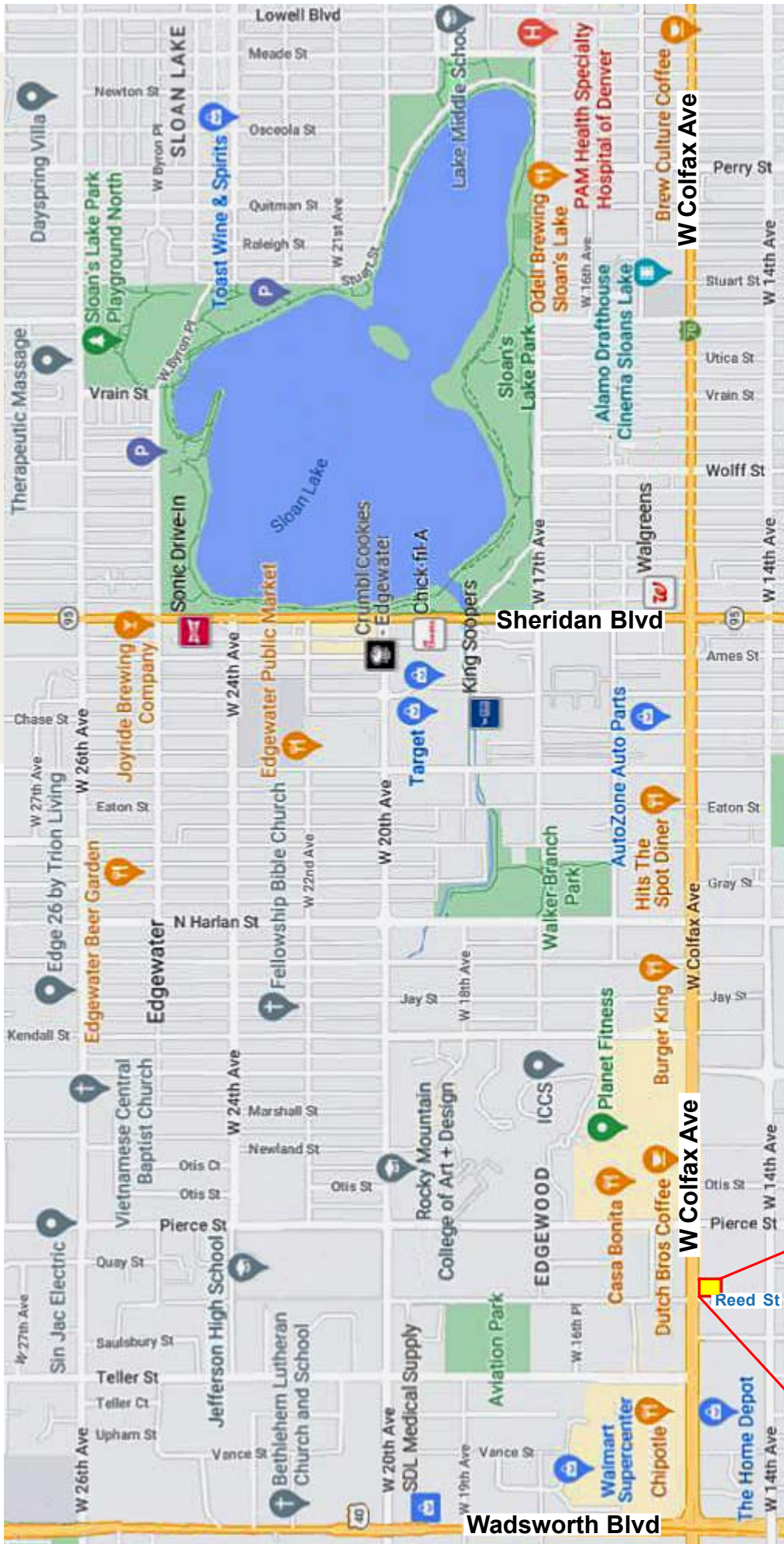
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Opportunity: Land for Sale
Now Available

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A small sampling of 33 enterprises in surrounding areas
in alphabetical order

- Alamo Drafthouse Cinema Sloans Lake
- AutoZone Auto Parts
- Bethlehem Lutheran Church and School
- Brew Culture Coffee
- Burger King
- Casa Bonita
- Chipotle
- Crumbi Cookies, Edgewater
- Dayspring Villa
- Dutch Bros Coffee
- Edgewater Beer Garden
- Edgewater Public Market
- Fellowship Bible Church
- Hits The Spot Diner
- Jefferson High School
- Joyride Brewing Company
- King Soopers
- Lake Middle School
- Odell Brewing Sloan's Lake
- PAM Health Specialty Hospital of Denver
- Planet Fitness

- Rocky Mountain College of Art & Design
- SDL Medical Supply
- Sin Jac Electric
- Sonic Drive-in
- Target
- The Home Depot
- Therapeutic Massage
- Toast Wine & Spirits
- Vietnamese Central Baptist Church
- Walgreens
- Walmart Supercenter

Disclaimer - each entry placed only
approximately as to its location