

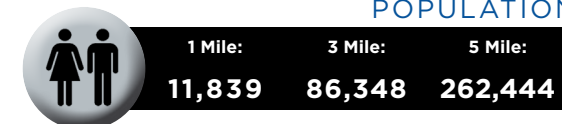
FOR LEASE

SWC West Colfax Avenue & Simms Street, Lakewood, CO

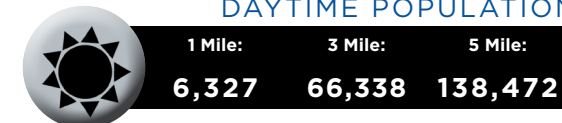


DEMOGRAPHICS

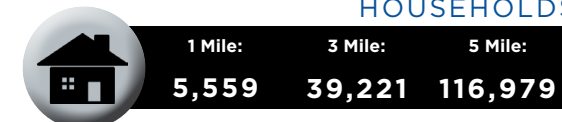
POPULATION



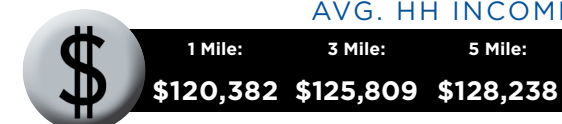
DAYTIME POPULATION



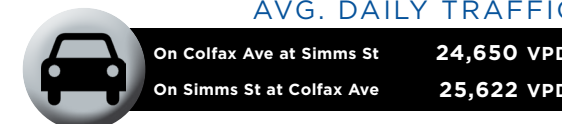
HOUSEHOLDS



AVG. HH INCOME



AVG. DAILY TRAFFIC



OVERVIEW:

- **Address:** 1495 Simms St. & 11700 W. Colfax Ave.
- **Building Size:** Approx. 4,342 SF
- **Land Size:** Approx. 1.33 AC
- **Lease Price:** \$125,000/year NNN
- **Zoning:** M-G-S (Mixed Use - General - Suburban) & M-E-S (Mixed Use - Employment - Suburban)
- **Real Estate Taxes:** \$41,836.38

HIGHLIGHTS:

- Excellent hard corner free standing building
- Existing building or land is well suited for many types of uses
- Large available pole sign
- Ample parking
- Landlord will consider long term ground lease, building lease, or BTS

For more information, contact:

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CROSBIE

REAL ESTATE

GROUP



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