OR LEASE

SWC West Colfax Avenue & Simms Street, Lakewood, CO



DEMOGRAPHICS



DAYTIME POPULATION

1 Mile:	3 Mile:	5 Mile:
6,327	66,338	138,472

HOUSEHOLDS

1 Mile:	3 Mile:	5 Mile:
5,559	39,221	116,979

AVG. HH INCOME

	1 Mile:	3 Mile:	5 Mile:
₽	\$120,382	\$125,809	\$128,238

AVG. DAILY TRAFFIC

	On Colfax Ave at Simms St	24,650 VPD
j	On Simms St at Colfax Ave	25,622 VPD



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- Address:
- **Building Size:**
- Land Size:



For more information, contact:

Rich Otterstetter

303 883 1003

richo@creginc.com

- Zoning:

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

2795 SPEER BLVD #10

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DENVER. CO 80211

HIGHLIGHTS:

Excellent hard corner free

Large available pole sign

Landlord will consider

building lease, or BTS

long term ground lease,

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Existing building or land is well suited for many types of uses

standing building

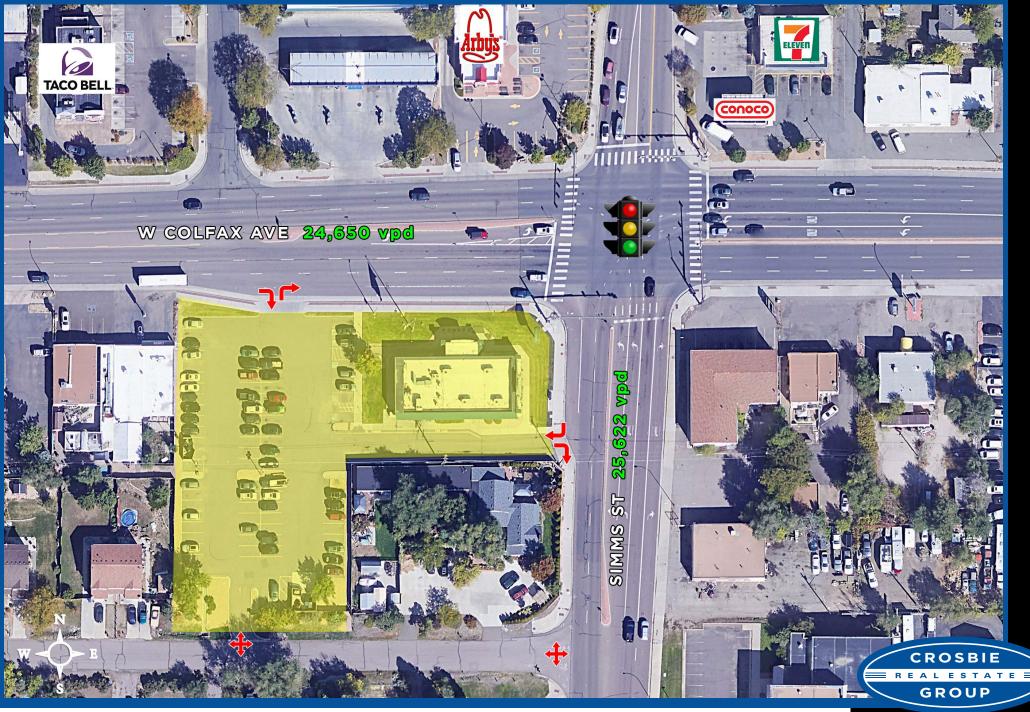
Ample parking

303.398.2111 .

WWW.CREGINC.COM

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W W W . C R E G I N C . C O M

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