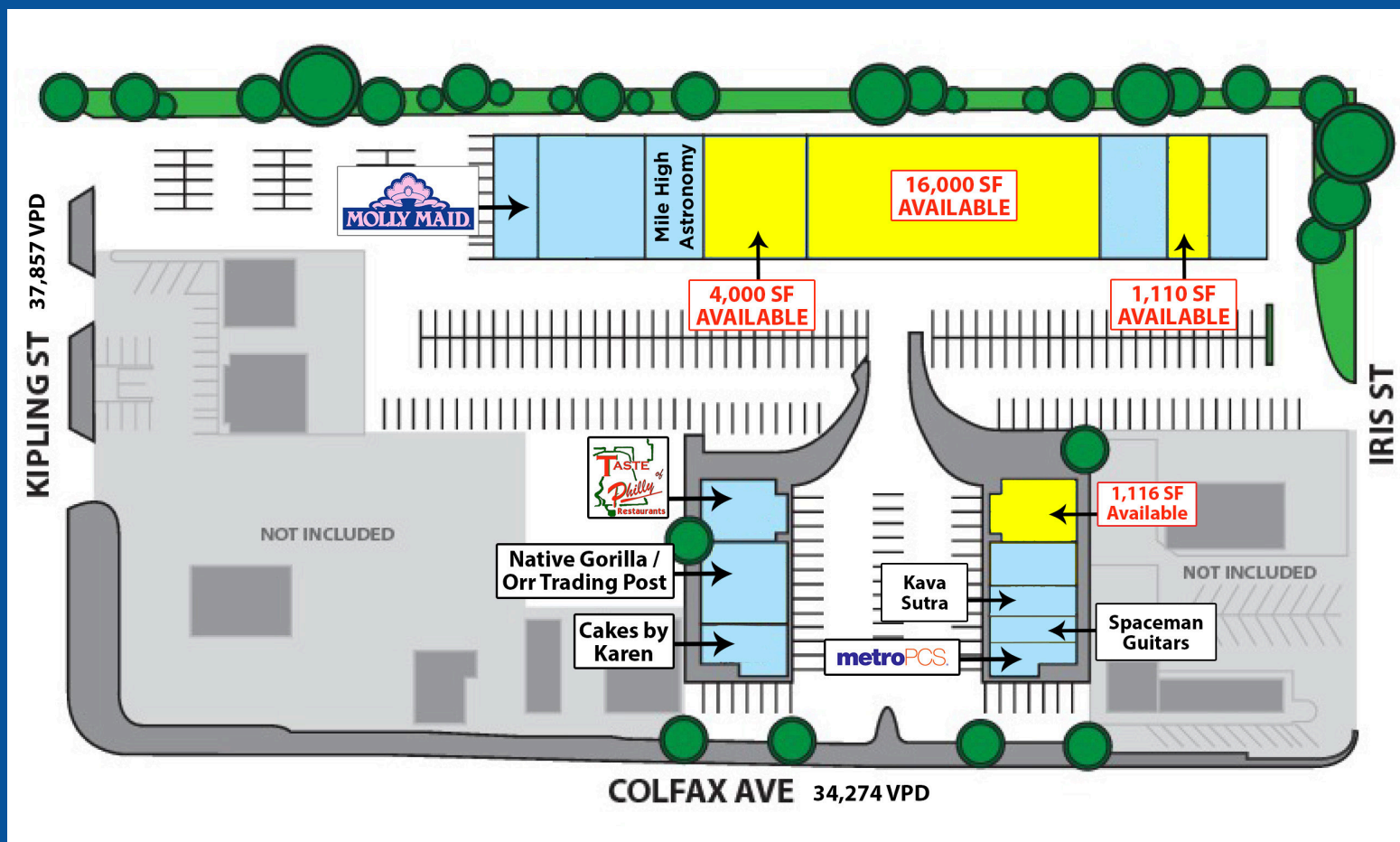


COLFAX KIPLING CENTER

9797 W Colfax Avenue, Lakewood, Colorado



PROPERTY OVERVIEW:

- ◇ 1,116 SF - 16,000 SF available
- ◇ Asking: \$10 - \$16 psf nnn
- ◇ NNN Expenses: \$5.25 psf

FEATURES:

- ◇ Great visibility and access to Colfax Ave & Kipling St
- ◇ High traffic counts on both Colfax Ave & Kipling St

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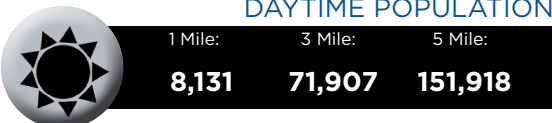


DEMOGRAPHICS

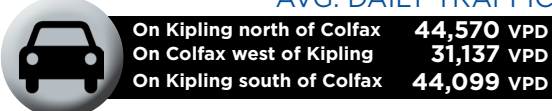
POPULATION



DAYTIME POPULATION



AVG. DAILY TRAFFIC



HOUSEHOLDS



AVG. HH INCOME



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