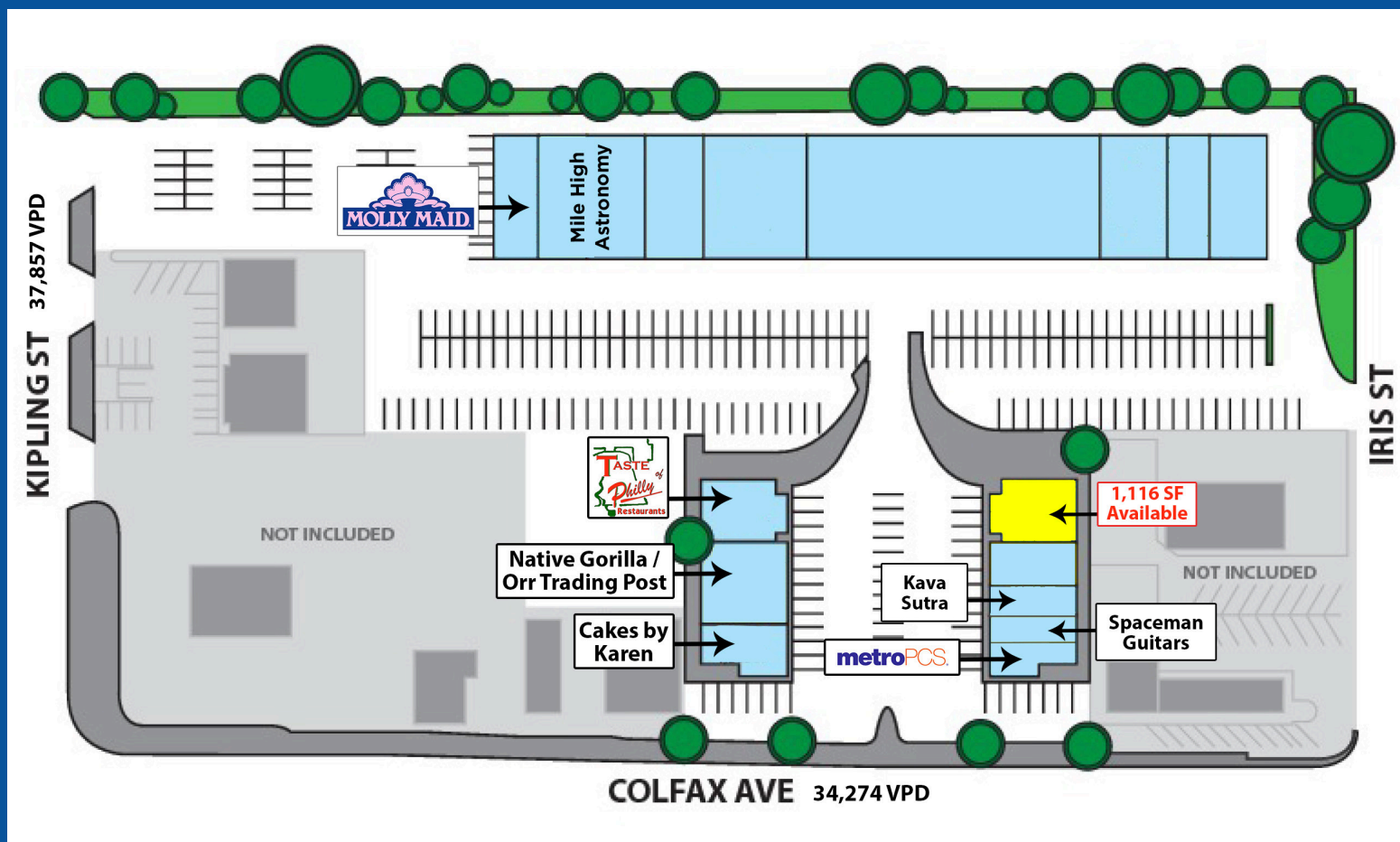


# COLFAX KIPLING CENTER

9797 W Colfax Avenue, Lakewood, Colorado



## PROPERTY OVERVIEW:

- ◇ 1,116 SF available
- ◇ Asking: \$16 psf nnn
- ◇ NNN Expenses: \$5.00 psf

## FEATURES:

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

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**CROSBIE**

REAL ESTATE

**GROUP**



# COLFAX KIPLING CENTER

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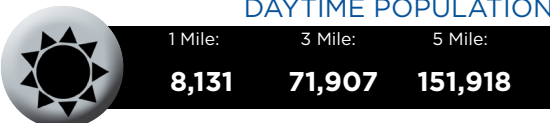


## DEMOGRAPHICS

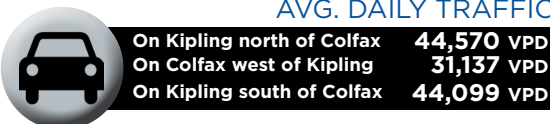
### POPULATION



### DAYTIME POPULATION



### AVG. DAILY TRAFFIC



### HOUSEHOLDS



### AVG. HH INCOME



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