

**New \$300k Roof**

**7950 West Colfax, Lakewood, CO 80214**

Re Estate

**CURRENT**  
COMMERCIAL REAL ESTATE

**FOR SALE OR LEASE**  
RETAIL / INDUSTRIAL / FLEX / OFFICE

**Full Property Sales Price**  
**\$2,990,000 (\$204.58/Sf)**

**South Unit (approx. 6,600 SF) Sales Price**  
**\$1,450,000 (\$219.70/SF)**

**Building Size: Approx. 14,615 SF**  
**Lot Size: 0.93 Acres (40,685 SF)**

**South Unit (approx. 6,600 SF) Lease Rate**  
**\$11.000/SF NNN (\$6.26/SF NNNs)**

**New Lease Price**



#### PROPERTY HIGHLIGHTS

- Large, open-span warehouse/production areas
- Nicely finished front office/work area with glass-front conference room
- Secured, covered dock/loading area
- Secured outside storage yard
- M-G-T Zoning, diverse uses by right (see below)
- Ample off-street and on-street parking

#### BUILDING DETAILS

Building Size: Approx. 14,615 SF  
Power: Heavy power, 3-phase  
Loading: Covered loading dock  
Sprinkler: Wet sprinkler  
Clear Height: 12'-14'  
Built: 2004

**40 W** Property is located in the 40 West Arts creative district along historic West Colfax Avenue, with hundreds of free art events and installations designed to engage the community. It also includes the 40 West ArtLine (40WestArtLine.org), a four-mile walkable, bikeable outdoor arts experience. The district draws more than 100,000 annual visitors to district venues, \$1,000,000+ in artist/creative opportunities since inception, 300% growth in creative enterprises/jobs since 2014. [40westarts.org](http://40westarts.org)

**For more information:**

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Performance Brokers Inc, 6333 Annapurna Drive, Evergreen, CO 80439

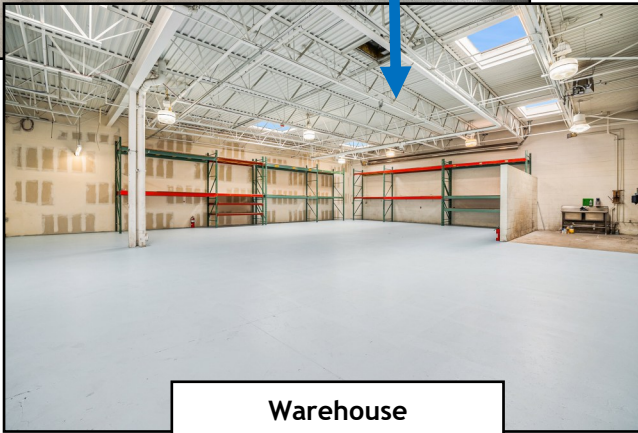
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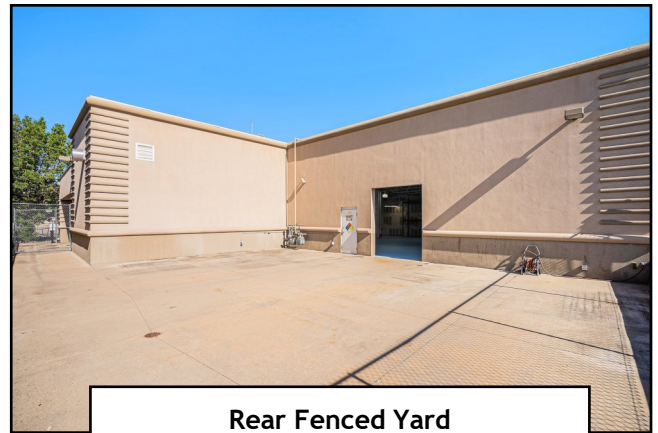
West Side Entry to 6,600 SF  
& Secure Dock



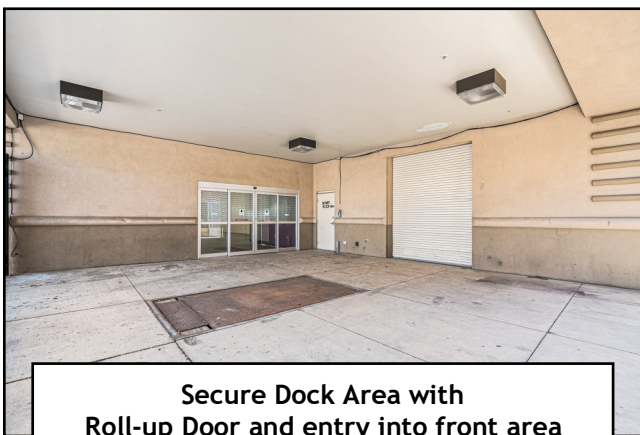
Showroom/Offices



Warehouse



Rear Fenced Yard  
With Roll-up Door to Warehouse



Secure Dock Area with  
Roll-up Door and entry into front area



Full Kitchen

## INVESTMENT DETAILS

8,105 SF retail lease in place on north portion of the property with West Colfax frontage. Strong credit tenant with an excellent rental history at this location. 5-year option to renew in February 2028.

\$18.15/SF NNN

**\$145,572 NET ANNUAL RENT**

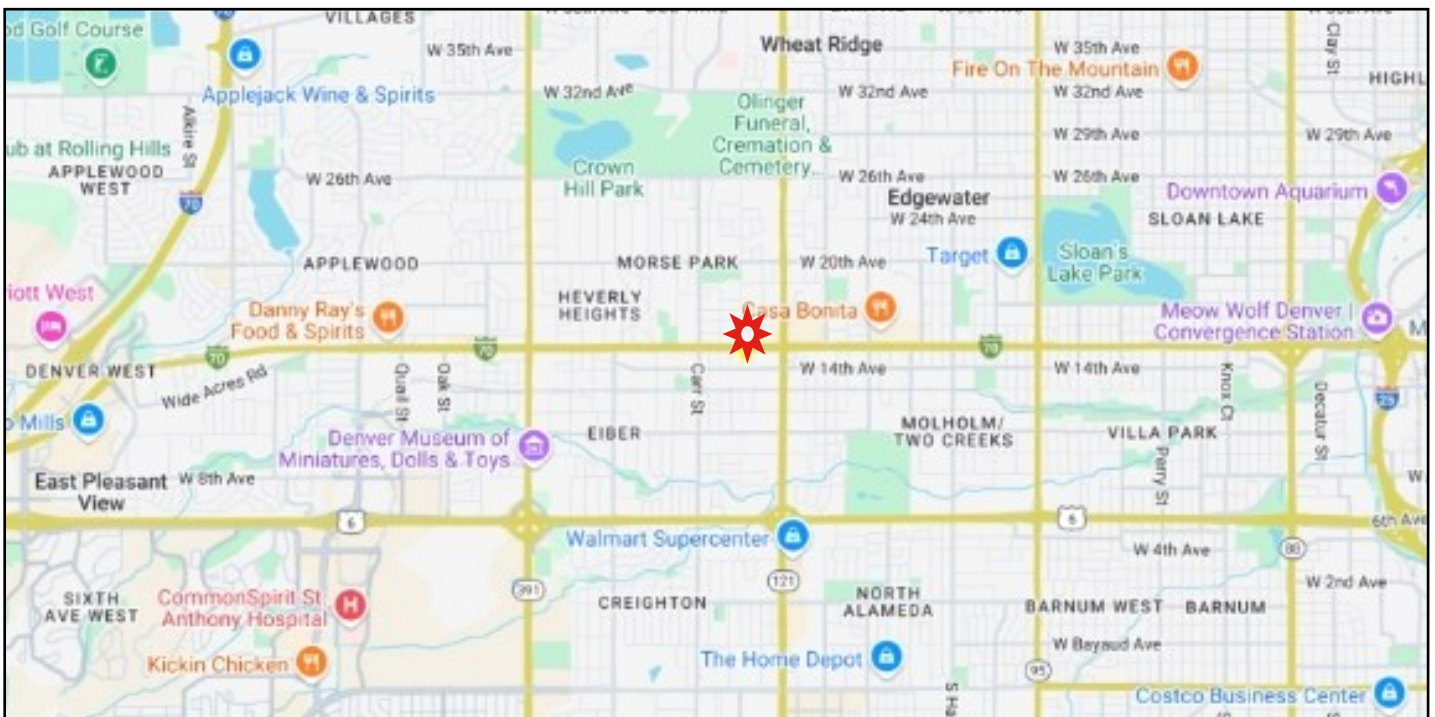
Approx. 6,600 SF office warehouse/production space in the back of the building with a high-end build out.

Available for lease @ \$12.50/SF NNN

**\$82,500 NET ANNUAL PROJECTED RENT**

**PROJECTED TOTAL ANNUAL RENT: \$228,072**

**PROJECTED CAP RATE: 7.63%**

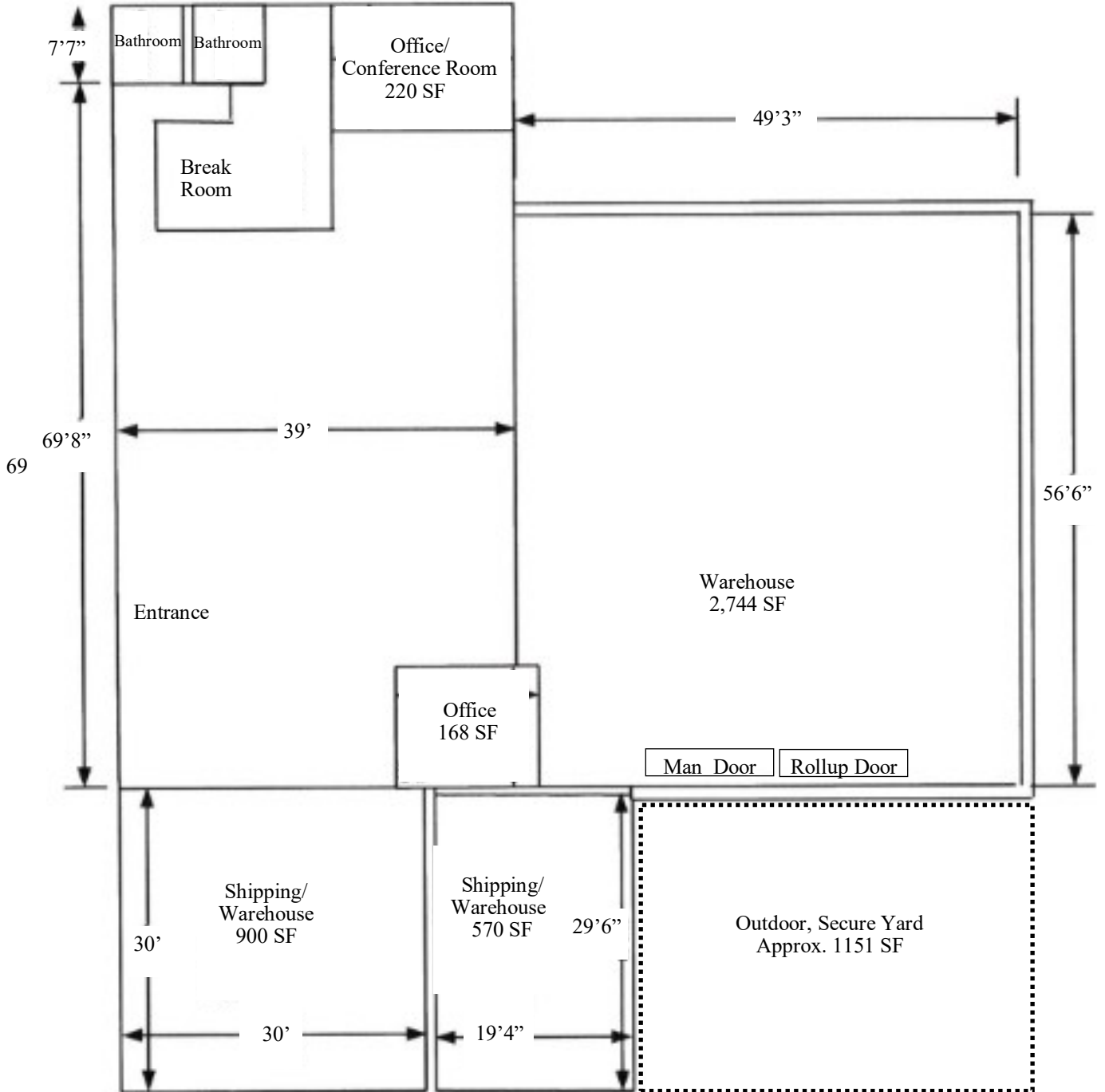


### GREAT LOCATION FOR TRANSIT

- 14 Minutes to downtown Denver - 35 Minutes to Denver Int'l Airport
  - Bus stop on the corner
  - 0.5 miles to Lakewood-Wadsworth Light Rail Station



South Unit  
Floor Plan – Approx. 6,600 SF



**M-G-T ZONING USES**

<p><b>Permitted Land Uses</b></p> <p>Permitted as a use by right.</p>	<p>Attached Dwelling Unit Multifamily Group Home (1-8 client residents) Group Residential Facility</p> <p>Bar Club, Lodge, or Service Organization Day Care Facility, Adult or Child Emergency Medical Facility Entertainment Facility, Indoor Fitness or Athletic Facility, Private Gallery or Studio Hotel Manufacturing, Light Mortuary Motel Motor Vehicle Sales, Indoor Office Parking, Stand-Alone, Structured Horticulture</p>	<p>Personal Service Restaurant Retail</p> <p>Community Building Convention or Exposition Center Park Religious Institution School, Public or Private School, Vocational or Trade Transportation Facility, Public University or College Utility Facility, Minor</p> <p>Home Business, Major</p> <p>Wireless Communications Facility Stealth New Freestanding Structure ≤ 60 ft. in height</p>
<p><b>Limited Land Uses</b></p> <p>Permitted as a use subject to compliance with any supplemental standards identified in <a href="#">Section 17.4.3</a>.</p>	<p>Accessory Dwelling Unit Adult Business Animal Care, Indoor Contractor Shop Medical Marijuana Business Motor Vehicle Rental or Leasing Motor Vehicle Sales, Outdoor Motor Vehicle Service Car Wash Minor</p>	<p>Parking, Stand-Alone, Surface Pawnbroker Rental, Service, or Repair of Large Items</p> <p>Apiaries Community Garden</p> <p>Temporary Use, Short-term</p>
<p><b>Special Land Uses</b></p> <p>Permitted with a special use permit, subject to compliance with Section 17.4.3.</p>	<p>Shelter Entertainment Facility, Outdoor Mini-Warehouse or Storage Motor Vehicle Service Major Fueling Station Vehicle Dispatch Facility</p>	<p>Hospital Utility Facility, Major Temporary Use, Long-term</p> <p>Wind-Powered Electric Generator, Freestanding</p> <p>Wireless Communications Facility, &gt; 60 ft. in Height</p> <p>Solar Garden</p>
<p><b>Accessory Land Uses</b></p> <p>Only permitted as accessory to a permitted use, subject to compliance with <a href="#">Section 17.4.3</a>.</p>	<p>Storage, Outdoor Construction or Sales Trailer Outdoor Display Home Business, Minor</p>	<p>Satellite Dish Antenna Solar Collection System</p> <p>Wireless Communications Facility, Existing Structures Building Facade Mounted Roof Mounted Other Freestanding Support Structure</p>

Land use definitions can be found in Article 14 of the [Zoning Ordinance](#).

For more information:

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