

7800 | **W COLFAX AVE**
LAKEWOOD, CO 80214

\$11,000,000
FOR SALE



VALUE ADD OPPORTUNITY
POTENTIAL COVERED LAND PLAY OR DEVELOPMENT



SAM LEGER

CHIEF EXECUTIVE OFFICER
303.512.1159
sleger@uniqueprop.com

GRAHAM TROTTER

SENIOR BROKER ASSOCIATE
303.512.1197 x226
gtrotter@uniqueprop.com

MATT TURNER

BROKER ASSOCIATE
303.645.4787
mturner@uniqueprop.com



www.uniqueprop.com | 303.321.5888
400 S. Broadway | Denver, CO 80209

PROPERTY HIGHLIGHTS

Address	7800 W Colfax Ave
City, State, Zip	Lakewood, CO 80214
Sale Price	\$11,000,000
Price Per SF	\$185.79/SF
Building Size	59,204 SF
Lot Size	183,600 SF (4.215 AC)
Zoning	M-G-T (Mixed Use-General-Transit)
Taxes	\$70,607.48
Year Built	1966

- Excellent exposure along W Colfax Ave with prominent frontage, well-suited for automotive, dealerships, or other showroom uses
- Monument Signage
- Strong Daily Traffic Counts at ~26,727 Vehicles per Day
- Two-Ton Freight Elevator
- Ample on-site Parking
- 22 Total Bay Doors
- North Building SF: 40,266 SF | South Building SF: 18,938 SF
- Tenants pay for Utilities and Insurance
- Flexible zoning allows for a wide range of uses including retail, service, automotive and light industrial
(<https://www.lakewoodco.gov/files/assets/public/v/5/planning/development/assessments/zone-district-pdfs/m-g-t.pdf>)



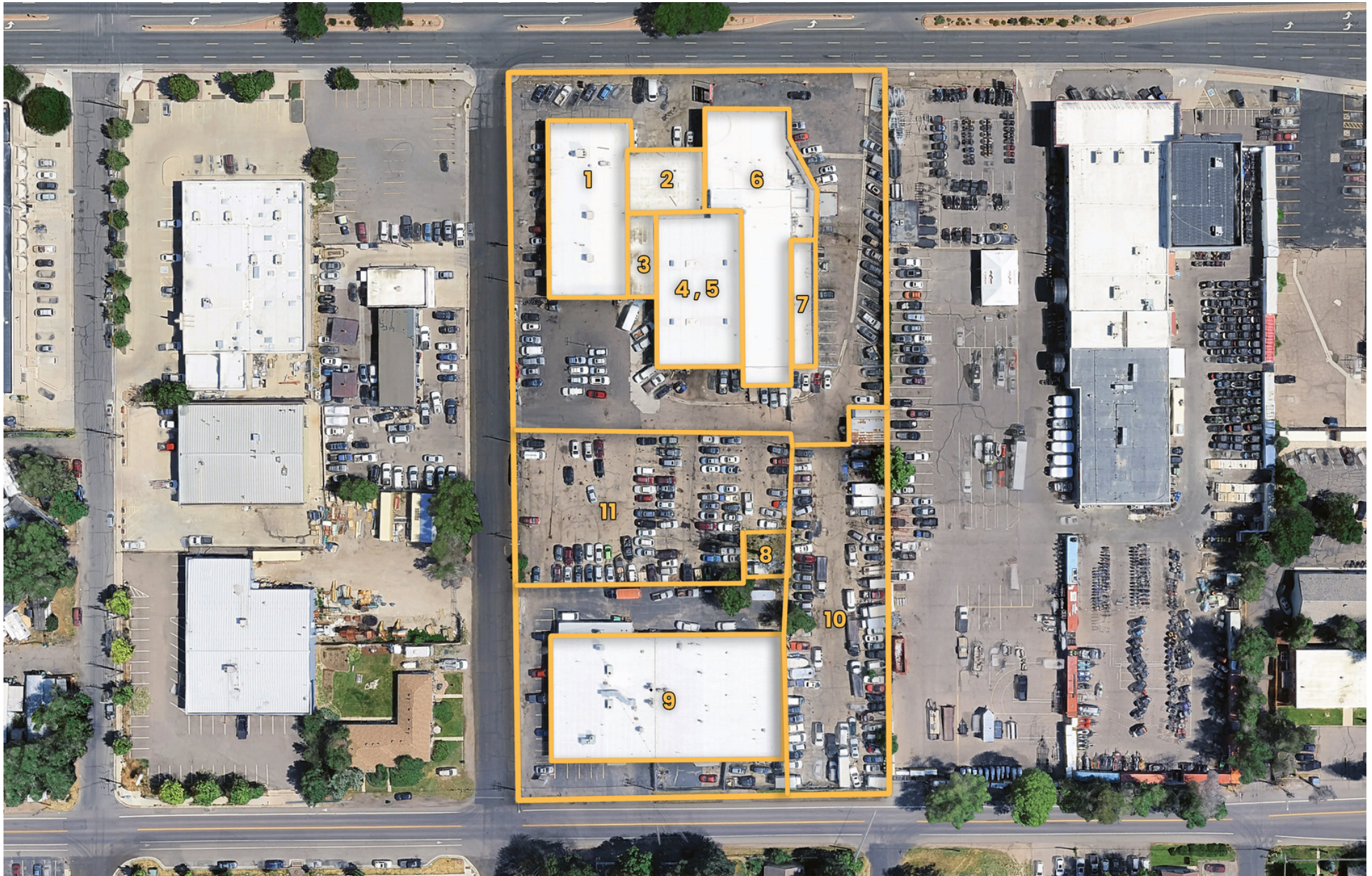
The Denver Infill Specialists of Unique Properties Inc. are pleased to present 7800 W Colfax Ave, a prominent 59,204 SF 2-building commercial asset situated on 4.215 AC infill site along a high-traffic corridor in the heart of Lakewood. The property offers a rare opportunity for an automotive user, investor, or developer to acquire a high-exposure site with exceptional frontage and visibility along W Colfax, making it ideally suited for a full-service dealership, sales, service or fleet operations. Currently configured as a multi-tenant property, 7800 W Colfax provides interim income while allowing flexibility for an owner-user to occupy, consolidate, or reposition the site to fit operational needs. Its scale, access and visibility are increasingly difficult to replicate, positioning 7800 as a compelling opportunity in a supply-constrained infill location.



ADDITIONAL PHOTOS



TENANT BREAKDOWN



TENANT RENT BREAKDOWN



TENANT	LEASE EXPIRATION	SF	RENT/MONTH
1. Sheridan Auto Tech	M-T-M	9,603 SF	\$12,000.00
2. Vacant	Vacant	3,728 SF	AVAILABLE
3. Mechanic	M-T-M	1,780 SF	\$4,000.00
4. Colorado Auto Electric	M-T-M	4,598 SF	\$6,000.00
5. AJ Automotive & Transmission	M-T-M	4,598 SF	\$6,000.00
6. Vacant	Vacant	13,504 SF	AVAILABLE
7. Vacant	Vacant	2,455 SF	AVAILABLE
8. Cell Tower			\$2,300.00
9. West End Distribution	M-T-M	18,938 SF	\$12,000.00
10. Twisted Metal Garage	M-T-M		\$2,000.00
11. Leased Parking	M-T-M		\$500.00
TOTALS:		59,204 SF	\$44,800 / MONTH
EXPENSES:			\$5,883.95 / MONTH
NOI:			\$466,922.60 / YEAR

*** All Modified Gross Leases, Tenants Pay Utilities and Insurance

SITE AERIAL





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