

**NEW DEVELOPMENT RETAIL CONDO  
FOR SALE OR LEASE**



# 17270 W. Colfax Ave.

Golden, CO 80401

- 6,750 SF (demiseable) Retail Condo
- Visible from 470 – 50,673 Cars per Day (2023 MPSI)
- Four Sides of Oversized Glass Windows
- 14' from Slab to Deck
- Excellent Identity and Signage
- 1,075 SF Patio Space
- Tenant Improvements can Begin January 2026
- Projected Delivery: Spring 2026
- Restaurant, Medical, Office, and Retail Uses



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**CONFLUENCE**

companies



## THE OFFERING

Colliers is pleased to present the opportunity to acquire or lease this new construction retail/office condo in The Col, a 181 unit high-end mixed use development in Golden, Colorado at the gateway to the Rockies. This 6,750 SF space, along with patio area, can be demised and is suitable for restaurant, retail, medical, and offices uses.

This condo is on the first floor at the prominent corner of the project giving it excellent identity and eyebrow signage. It will be adjacent to a proposed coffee user and has access to abundant parking in front of the condo.

This is an ideal location at the junctures of I-70, 470, and Highway 6 providing easy access for patrons. It is nearby Downtown Golden, Red Rock Amphitheater, and well-known area hiking and biking trails.

## PROPERTY DETAILS

**Size:** 6,750 SF (demiseable)

**Sale Price:** \$300/SF

**Lease Rate:** \$33/SF NNN

**Expenses:** Estimated \$10/SF

**Tenant Improvements:** TBD

**Delivery:** Core & shell

## TRAFFIC COUNTS

**Colfax Drive:** 14,228 VPD

**470 at Colfax:** 29,134 VPD

**6th Ave at Colfax:** 39,854 VPD

# PROPERTY FEATURES



Brand-New Construction



Tailored Buildout Available



High-End Modern Finishes



Retail Visibility and Exterior Signage



Access to Building Amenities



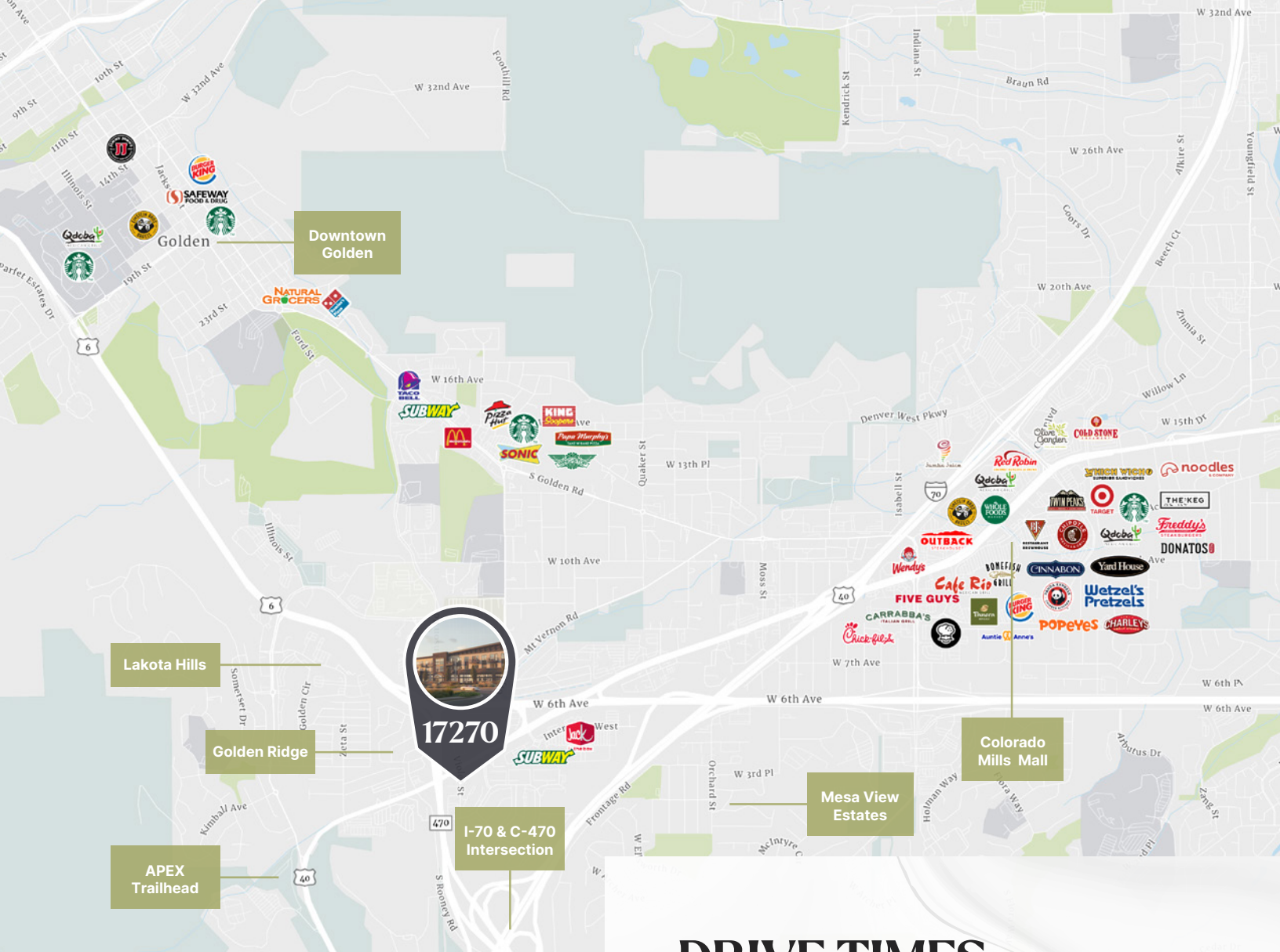
Covered Patio with Outdoor Seating



# DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2024 Total Population	6,758	37,508	111,659
2029 Total Population	6,744	38,275	113,483
2024 Average Household Income	\$120,428	\$148,497	\$161,110

Source: 2025 Esri



## DRIVE TIMES

Downtown Golden	7 Minutes
Colorado Mills Mall	8 Minutes
Walmart Supercenter	4 Minutes
King Soopers	6 Minutes
I-70 & C-470 Intersection	4 Minutes
Denver International Airport	35 Minutes
Downtown Denver	20 Minutes

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