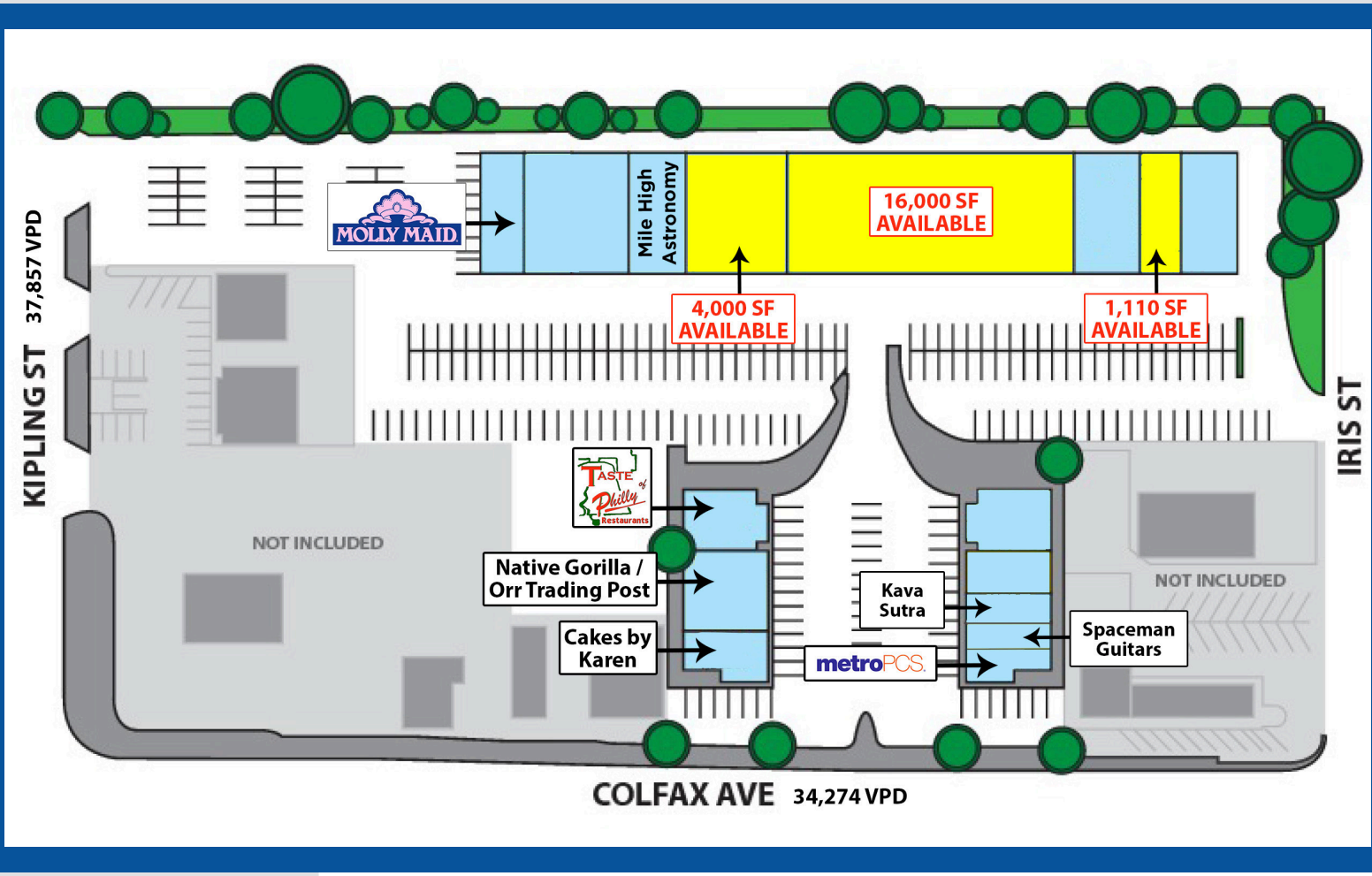
COLFAX KIPLING CENTER

9797 W Colfax Avenue, Lakewood, Colorado



PROPERTY OVERVIEW:

- 1,110 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

Rich Hobbs
720 287 6865
hobbs@creginc.com

Eli Boymel
720-287-6862
eboymel@creginc.com

CROSBIE REAL ESTATE GROUP

COLFAX KIPLING CENTER

9797 W Colfax Avenue, Lakewood, Colorado

DEMOGRAPHICS

POPULATION

1 Mile:	13,791
3 Mile:	112,697
5 Mile:	327,352

EMPLOYEES

1 Mile:	8,131
3 Mile:	71,907
5 Mile:	151,918

AVG. HH INCOME

1 Mile:	$89,954
3 Mile:	$119,189
5 Mile:	$128,765

HOUSEHOLDS

1 Mile:	6,371
3 Mile:	50,353
5 Mile:	139,781

TRAFFIC COUNTS

On Kipling north of Colfax:	44,580 vpd
On Colfax west of Kipling:	31,137 vpd

Rich Hobbs

720 287 6865

hobbs@creginc.com

Eli Boymel

720-287-6862

eboymel@creginc.com

CROSBIE REAL ESTATE GROUP