

7801 – 7833

# W. COLFAX AVENUE

LAKWOOD, CO 80214

SALE PRICE

~~\$4,500,000~~ **\$4,250,000**



**\$250,000 PRICE REDUCTION**  
– 84,000 SF REDEVELOPMENT SITE



**MARC S. LIPPITT**

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**UNIQUE**  
PROPERTIES



400 S. Broadway | Denver, CO 80209

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7801-7833 W. Colfax Avenue, Lakewood, CO 80214

## Team Contacts

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# PROPERTY HIGHLIGHTS

Price:	\$4,250,000
Price/PSF:	\$133.00 PSF

## PROPERTY DESCRIPTION

Marc Lippitt and Justin Herman of Unique Properties, Inc. are pleased to introduce an exceptional investment opportunity: 7801-7833 W. Colfax Avenue & 1557 Yarrow Street, Lakewood, CO. This 31,955 SF M-G-U zoned property, built in 1964/1965, offers unparalleled potential for a variety of businesses. With its prime location and expansive layout, it offers more than meets the eye! The property is situated on 84,000 SF of land with 300 ft of frontage on the longest continuous main street in the United States. An attached drive-thru wash bay, versatile layout, and flexible zoning make it ideal for a car dealership, showroom, retail endeavor, or service-based enterprise. Enjoy a prime location near Wadsworth Blvd. The M-G-U zoning allows for development up to 90 feet in height. Explore the possibilities in this expansive and adaptable space.

- Large developable lot | 84,000
- Possibility of subdividing the lot.
- 1557 Yarrow Street is leased until December 2028 | \$9,000 + NNN
- Versatile Space – Perfect for a car dealership, showroom, retail operation, or even a service-based business.
- Larger Than It Appears – The interior boasts a surprisingly spacious layout that offers room to grow and adapt.
- Attached Drive Thru Wash Bay perfect for a car dealership
- Great location | Close to Wadsworth
- New HVAC | Parking Lot Lighting and Exterior Building Lighting
- Flexible M-G-U zoning | 90 ft height limit
- Future stormwater and drainage improvements imminent.



# PROPERTY SUMMARY – 7801 & 7833 W. COLFAX AVENUE



**23,868**

BUILDING SQ. FT.



**60,300**

LAND SQ. FT.



**2 + LOWER LEVEL**

STORIES



**1965**

Y.O.C.



**JEFFERSON**

COUNTY



**M-G-U**

ZONING



**28,687**

VEHICLES PER DAY (ON COLFAX AVENUE)



# PROPERTY SUMMARY - 1557 YARROW STREET



**8,087**

BUILDING SQ. FT.



**23,700**

LAND SQ. FT.



**2**

STORIES



**1964**

Y.O.C.



**JEFFERSON**

COUNTY



**M-G-U**

ZONING



**THREE (3) 14' x 14'**

DRIVE-IN LOADING DOORS



**16' (TO JOISTS)**

CEILING HEIGHT



**28,687**

VEHICLES PER DAY (ON COLFAX AVENUE)



# PROPERTY LAYOUT

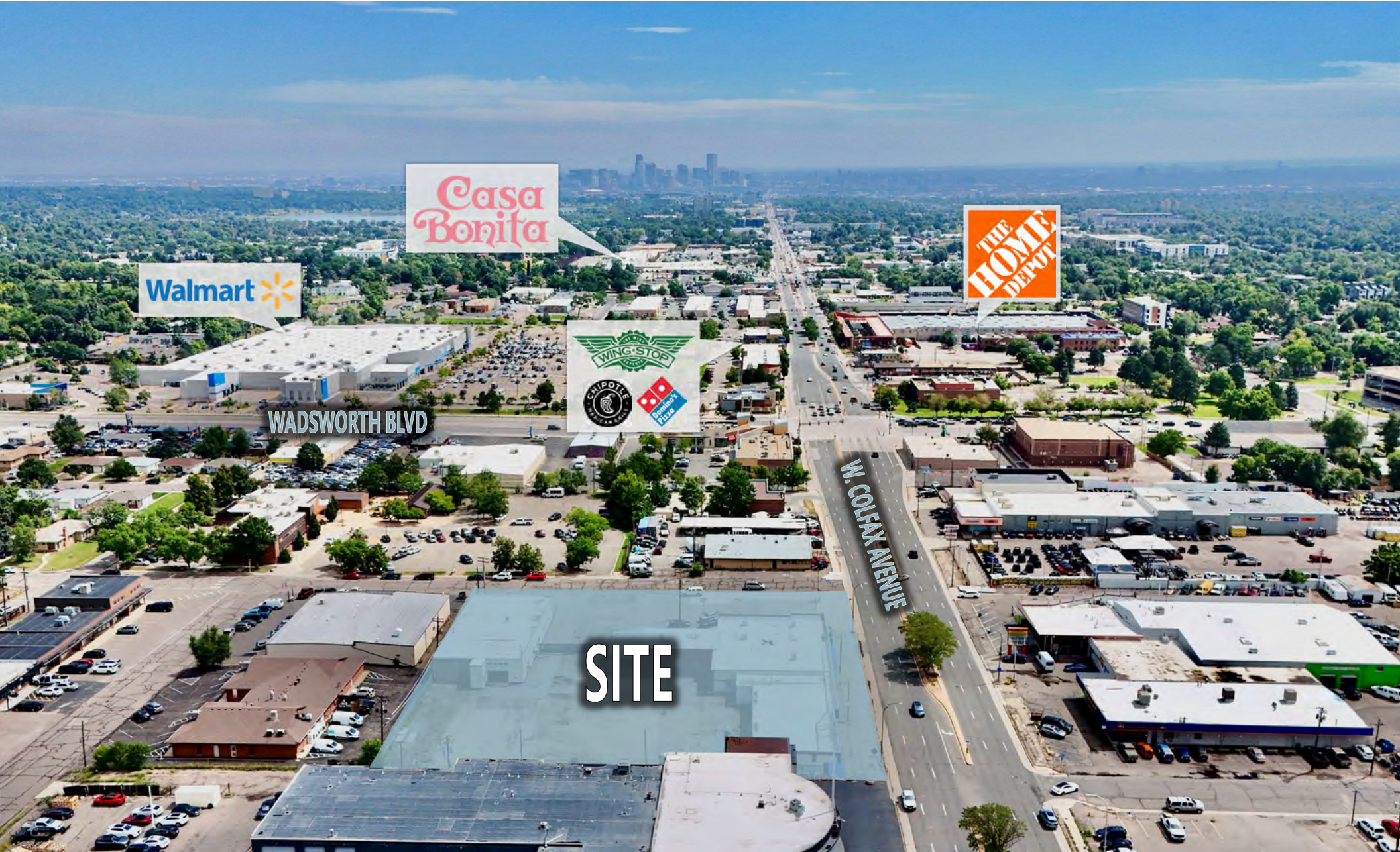
1575 YARROW STREET  
8,087 BUILDING SQ. FT.

7833 W. COLFAX AVENUE  
23,868 BUILDING SQ. FT

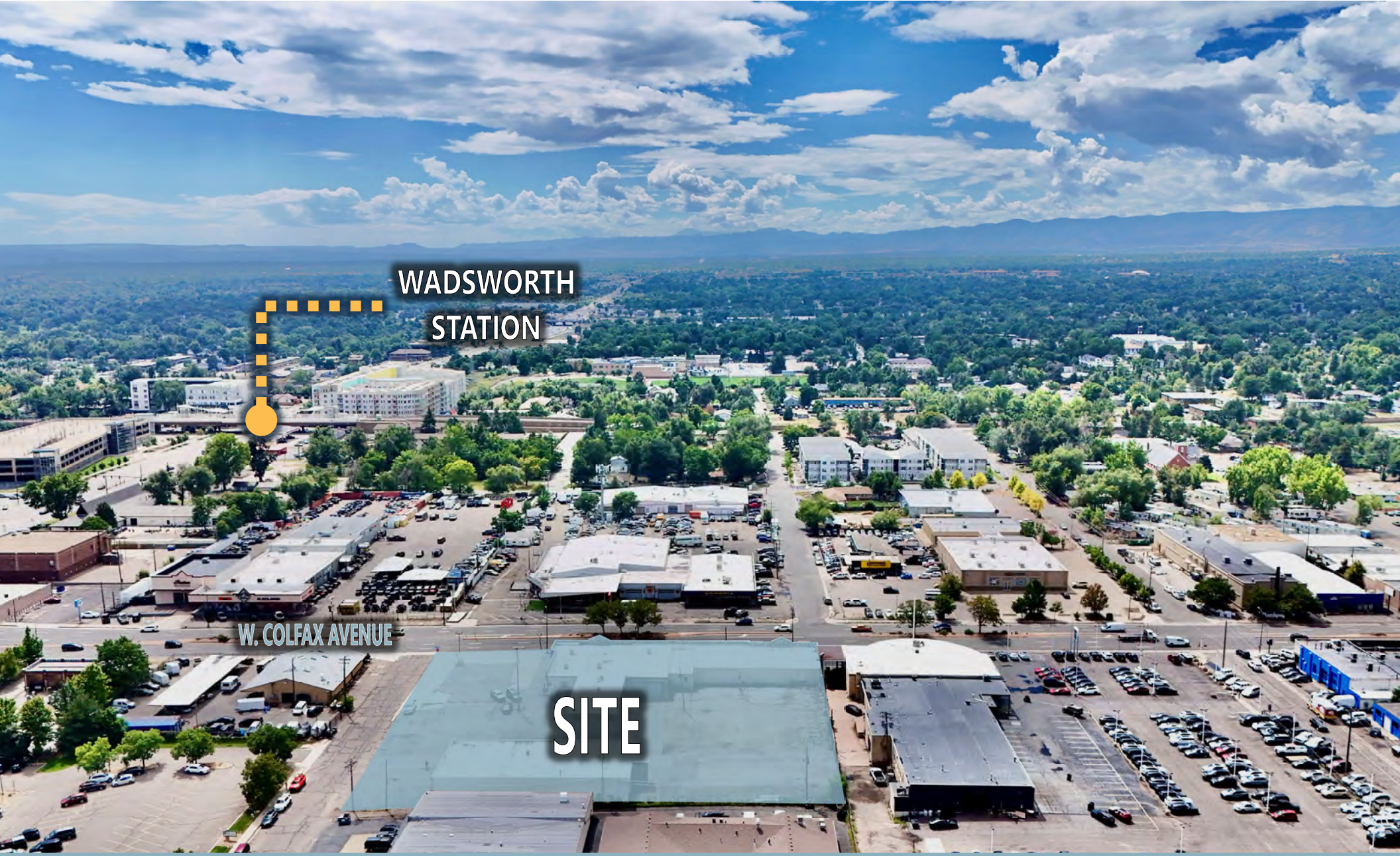
W. COLFAX AVENUE

YARROW STREET

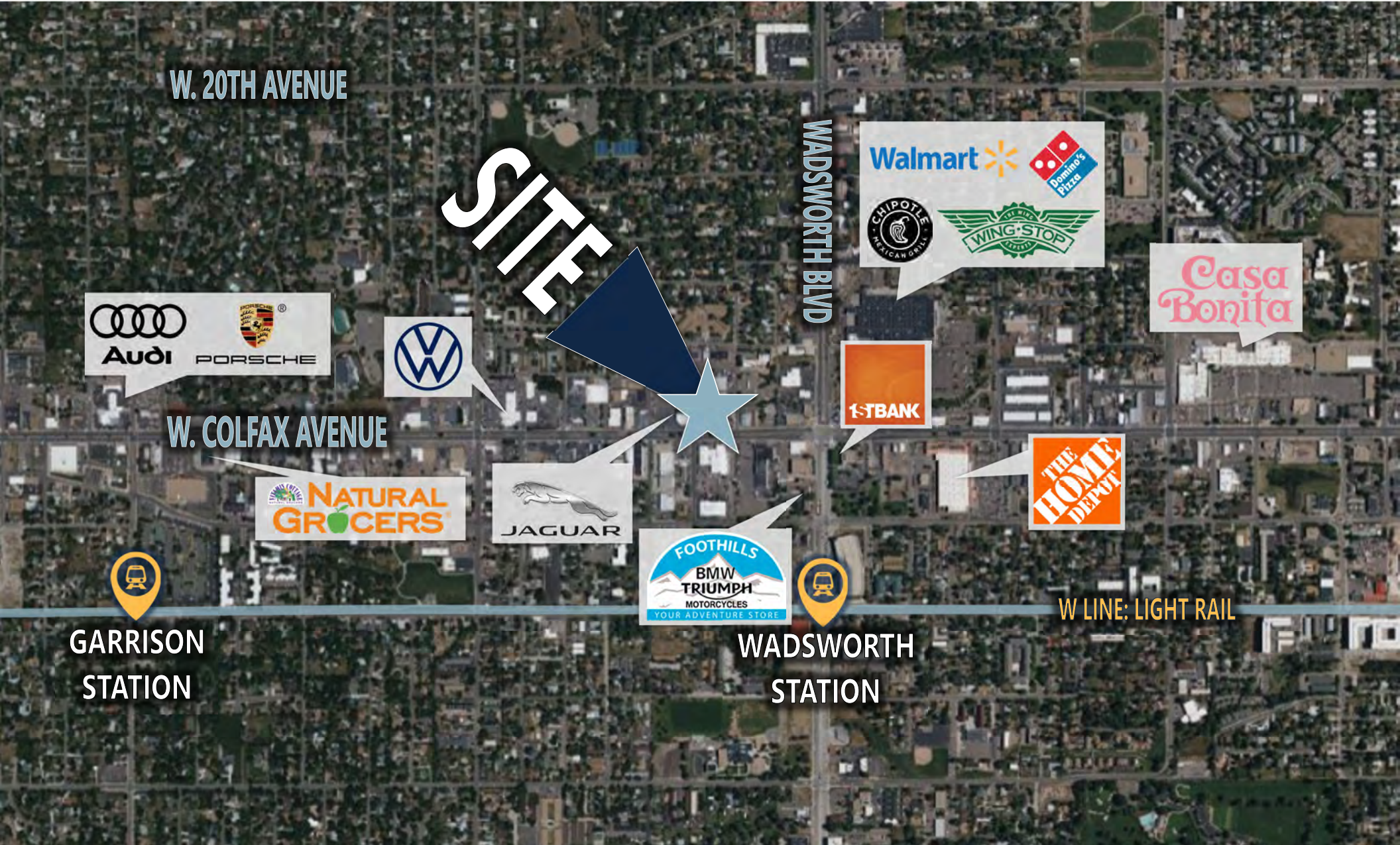
# AERIAL LOOKING EAST



# PROXIMITY TO LIGHT RAIL



# RETAILER MAP



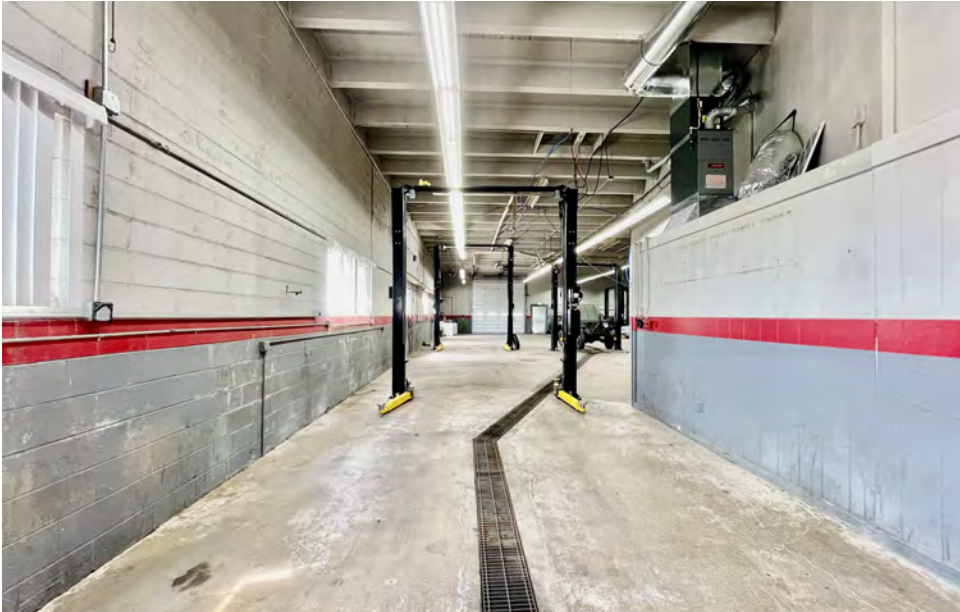
# ADDITIONAL PHOTOS - COLFAX



# ADDITIONAL PHOTOS - COLFAX



# ADDITIONAL PHOTOS - YARROW



# ADDITIONAL PHOTOS - YARROW



# AREA DEMOGRAPHICS

Radius	1 Mile	2 Mile	3 Mile	Radius	1 Mile	2 Mile	3 Mile
<b>Population:</b>				<b>2024 Households by Household Inc:</b>			
2029 Projection	15,490	57,869	137,076	<\$25,000	1,559	4,910	10,477
2024 Estimate	15,606	57,916	137,032	\$25,000 - \$50,000	1,583	5,476	11,442
2010 Census	15,576	56,250	135,350	\$50,000 - \$75,000	1,286	3,913	8,789
Growth 2024-2029	-0.74%	-0.08%	0.03%	\$75,000 - \$100,000	884	3,211	7,508
Growth 2020-2024	0.19%	2.96%	1.24%	\$100,000 - \$125,000	472	2,253	6,118
Median Age	39.00	38.40	38.40	\$125,000 - \$150,000	597	1,788	4,042
Average Age	40.60	40.00	39.90	\$150,000 - \$200,000	330	1,902	5,606
				\$200,000+	374	1,777	5,821
<b>2024 Population by Race:</b>				<b>2024 Population by Education:</b>			
White	10,152	38,004	89,889	Some High School, No Diploma	1,277	4,586	10,098
Black	649	1,858	3,808	High School Grad (Incl Equivalency)	2,940	10,407	22,401
Am. Indian & Alaskan	289	1,009	2,312	Some College, No Degree	3,647	12,619	27,087
Asian	285	1,189	3,191	Associate Degree	821	3,236	7,346
Hawaiian & Pacific Island	30	62	91	Bachelor Degree	2,493	10,421	27,561
Other	4,203	15,793	37,741	Advanced Degree	1,460	5,088	15,242
Hispanic Origin	4,783	17,814	43,354	<b>2024 Population by Occupation</b>			
<b>U.S. Armed Forces:</b>				Real Estate & Finance	751	2,603	6,219
	<b>22</b>	<b>26</b>	<b>33</b>	Professional & Management	4,782	17,684	48,992
<b>Households:</b>				Public Administration	232	1,262	2,922
2029 Projection	7,021	25,179	59,816	Education & Health	1,606	6,154	15,468
2024 Estimate	7,085	25,228	59,804	Services	1,499	5,298	12,410
2010 Census	7,122	24,633	59,083	Information	188	696	1,914
Growth 2024-2029	-0.90%	-0.19%	0.02%	Sales	1,588	6,263	15,108
Growth 2020-2024	-0.52%	2.42%	1.22%	Transportation	631	2,080	4,301
Owner Occupied	2,544	11,033	28,369	Retail	1,072	3,670	7,977
Renter Occupied	4,541	14,195	31,435	Wholesale	160	695	1,904
<b>2024 Avg Household Income</b>	<b>\$77,023</b>	<b>\$86,131</b>	<b>\$96,886</b>	Manufacturing	699	2,612	5,537
<b>2024 Med Household Income</b>	<b>\$58,326</b>	<b>\$64,177</b>	<b>\$72,621</b>	Production	1,130	4,124	8,172
				Construction	1,035	3,366	6,739
				Utilities	349	1,302	3,329
				Agriculture & Mining	129	593	1,301
				Farming, Fishing, Forestry	36	241	501
				Other Services	412	1,294	4,079



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