

Lamar Station Plaza

6501 W Colfax Avenue, Lakewood, CO

Outparcel Building for Lease or Ground Lease

1,147 - 11,200 SF flexible space available in newly redeveloped center



south elevation - view from West Colfax

COTENANTS



2019 DEMOGRAPHICS



GROWTH (2017-2021)

1 MILE	5.32%
3 MILES	7.76%
5 MILES	8.53%



TRAFFIC COUNT (VPD)

W Colfax (at Lamar):
30,600 VPD



2019 RESIDENTIAL

1 MILE	17,399
3 MILES	152,556
5 MILES	435,975



AVERAGE HH INCOME

1 MILE	\$51,554
3 MILES	\$74,454
5 MILES	\$79,393

PROPERTY HIGHLIGHTS

- Highly accessible, 10 minutes to downtown Denver, 2 blocks to light rail, 5 minutes to Sloan's Lake
- Highlights include: new parking lots, public plaza, bike & pedestrian pathways, outdoor patio seating
- Planned upgrades include: new roofs, HVAC, and fire systems, refreshed facades and storefronts
- Ideal uses: fast casual or full service restaurant and bar, salon and spa, or complimentary retailer
- High-volume retailers including the iconic Casa Bonita (550,000 unique visitors/year).
- Located in the 40 West Arts District with regular programming, festivals and art installations

CONTACT INFORMATION

Zach Cytryn

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Broad Street Realty, LLC

1440 Market Street | Denver, CO 80202

www.broadstreetllc.net

Washington DC | Maryland | Virginia | Colorado

Lamar Station Plaza

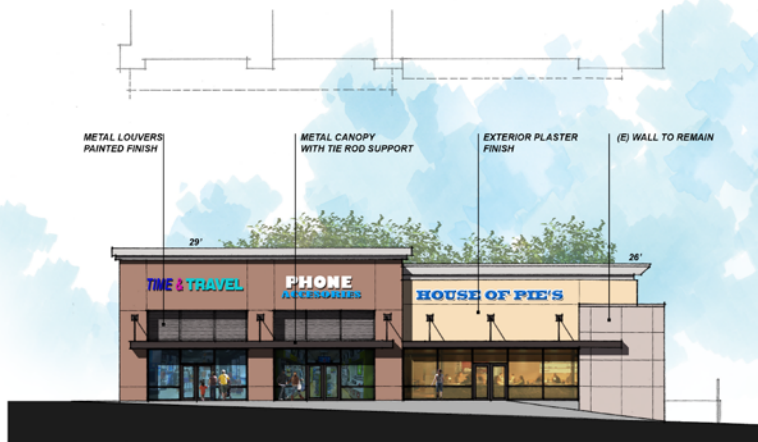
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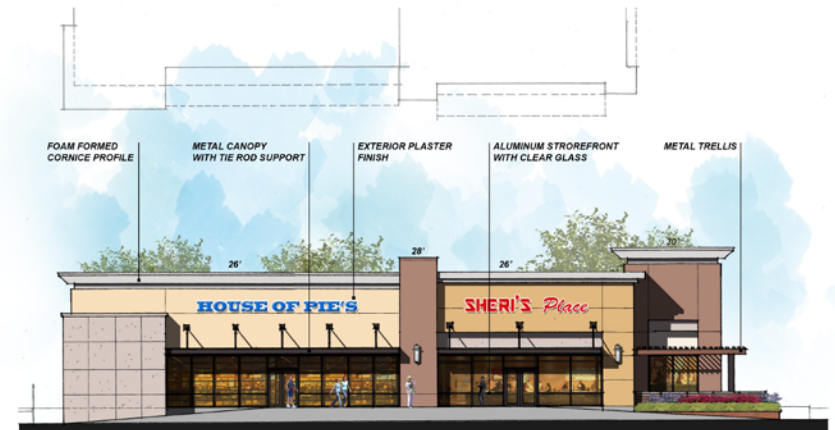
NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION

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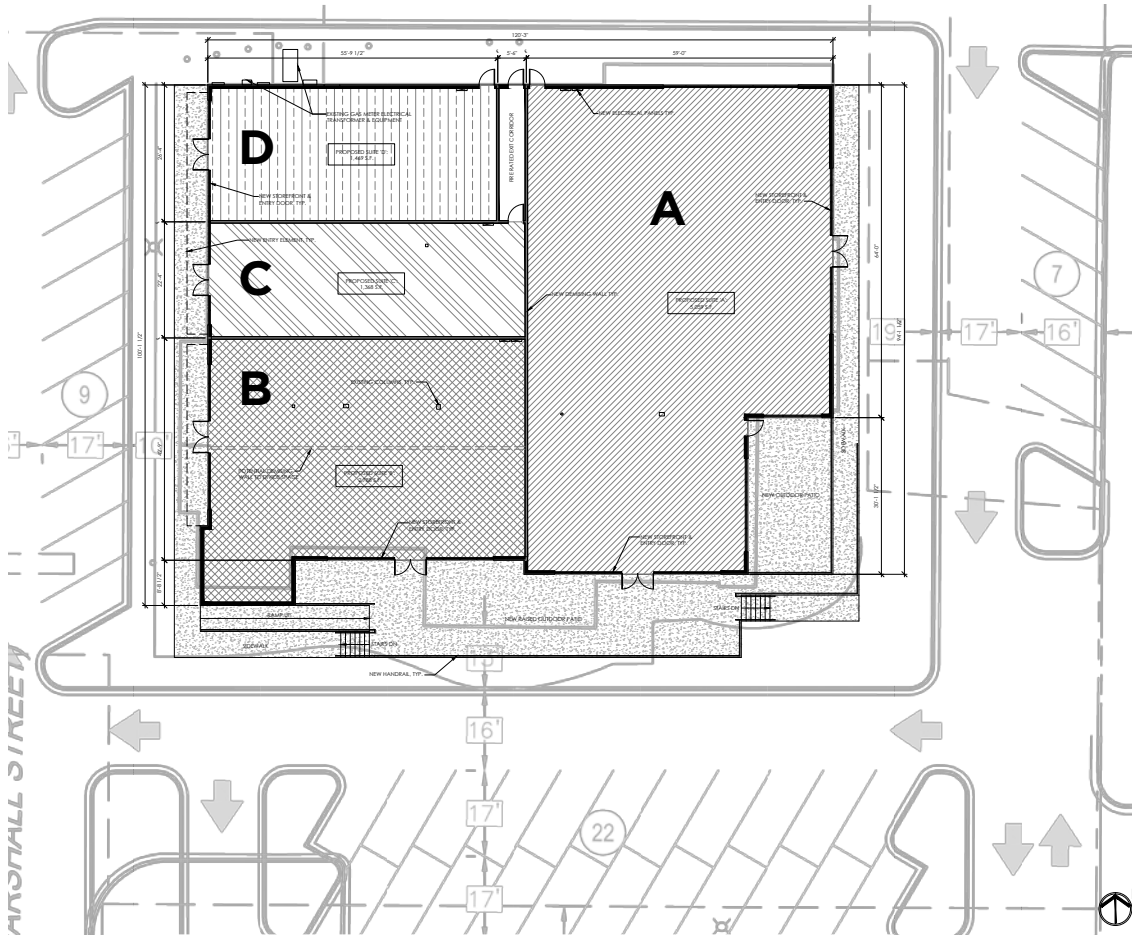
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UNIT	SF	TENANT
A	5,240	AVAILABLE
B	2,691	AVAILABLE
C	1,383	AVAILABLE
D	1,147	AVAILABLE

additional demising options available



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