

# W. Colfax Auto Lot For Sale

7785 W. Colfax Ave., Lakewood, CO 80214

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**For Sale: \$1,700,000**

## BUILDING OVERVIEW

<b>Building SF:</b>	4,740± SF
<b>Lot Size:</b>	0.73± AC (32,234± SF)
<b>YOC:</b>	1954 / 2022 renovation
<b>Parking:</b>	Space for 130 Cars
<b>Zoning:</b>	MGU - Jeffco
<b>Taxes:</b>	\$25,837.08 (2024 payable in 2025)
<b>Permitted Uses:</b>	Vehicle Sales, Multi-family, Day Care, Adult or Child Emergency Medical, Light Manufac., Entertainment Facility, Hotel, Motel, Mortuary, Office, Restaurant, Retail, etc.

## PROPERTY NARRATIVE

Located less than one block west of Wadsworth Blvd. on W. Colfax Avenue, this auto lot offers exceptional visibility with high traffic counts. The car lot has space for 130± cars, with current sales around 50/60 cars per month. Includes a sales office with six private offices, plenty of storage and bathrooms. The building was remodeled in 2022. There is also a small bay for mechanical and detail work. A canopy allows for approx. 20 cars to be protected from the elements. Walking distance to numerous restaurant amenities such as Qdoba, Panda Express, Chipotle, and a Walmart Supercenter just on the east side of Wadsworth Blvd. Colfax monument signage.

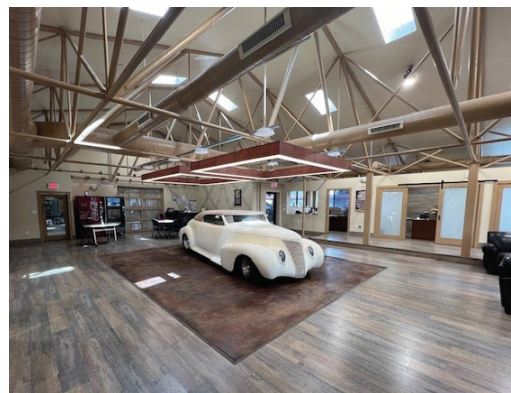
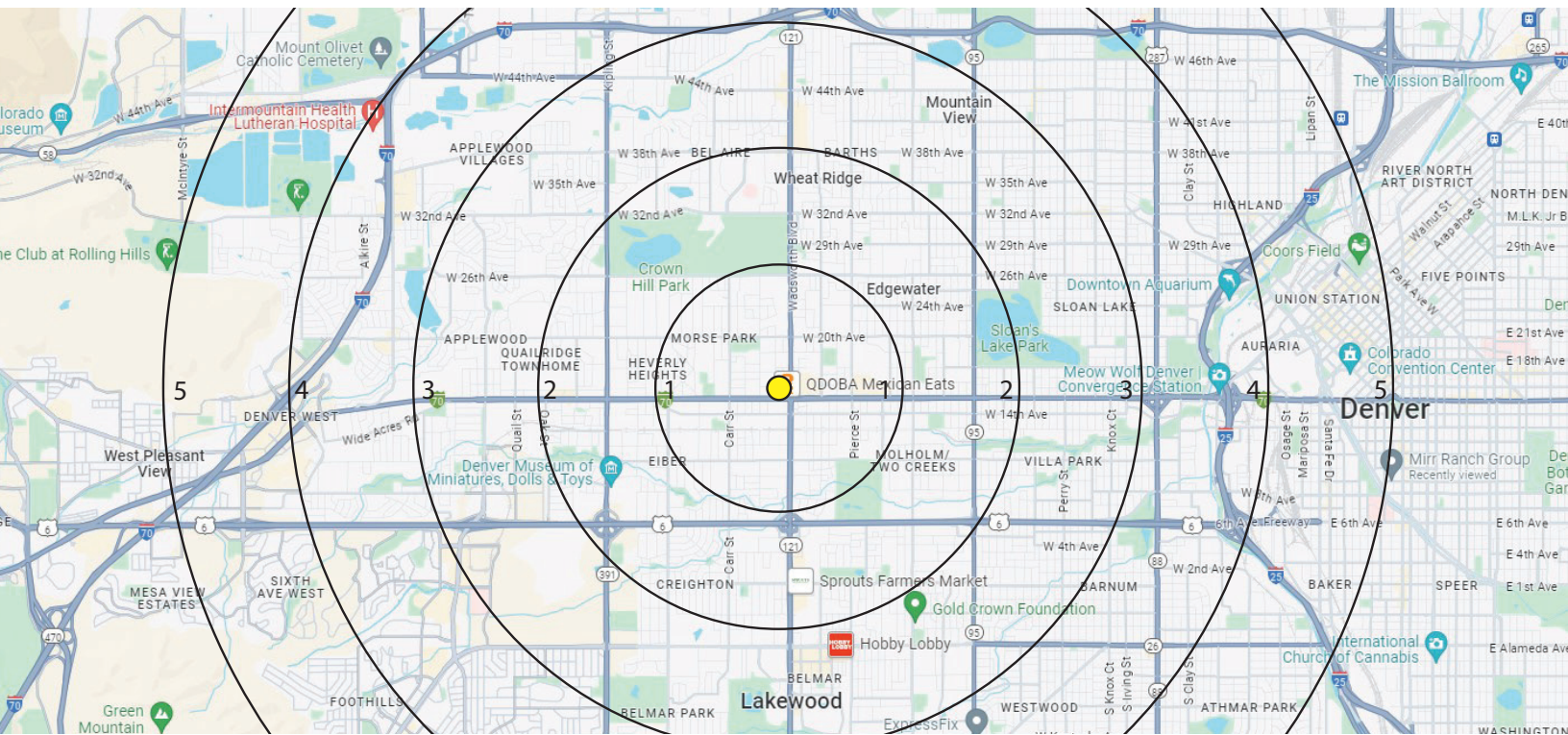
Fuller Real Estate  
(303) 534-4822

**Brokerage Disclosure  
to Buyer**

**Alex Scott**  
(720) 287-5417 direct  
(972) 207-8877 mobile  
[AScott@FullerRE.com](mailto:AScott@FullerRE.com)

**Travis Wanger**  
(720) 974-2790 direct  
(303) 888-1061 mobile  
[TWanger@FullerRE.com](mailto:TWanger@FullerRE.com)





## DEMOGRAPHICS



Population

1 Mile

17,300

3 Miles

143,233

5 Miles

396,164



Households

7,643

60,585

168,698



Median HH Income

\$55,582

\$67,488

\$74,933



Median Age

39.50

38.30

37.70



Traffic

26,777 vpd - W. Colfax Ave @ Wadsworth

Source: CoStar 2024