



Lamar Station Plaza

6431-6791 West Colfax Ave
Lakewood, CO 80228

Center Type:
GLA: 186,793

Leasing Contact

Travis Farren

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PROPERTY HIGHLIGHTS

- **Iconic Destination:** Located on historic Colfax Avenue in Lakewood, Colorado, and home to the iconic Casa Bonita, attracting more than 5 million unique visitors annually.
- **Strong Anchor Lineup:** Features a diverse tenant mix including Ross Dress for Less, Dollar Tree, Adventure Dental, Arc Thrift, and Westfax Brewery.
- **Growing Submarket:** Positioned in the center of a rapidly improving trade area experiencing significant population growth and ongoing redevelopment.
- **Colfax Avenue Presence:** Benefits from a prominent location along one of the region's most recognized retail corridors.

DEMOGRAPHICS

	1 M	3 M	5 M
POPULATION	20,973	158,307	447,921
HOUSEHOLDS	N/A	N/A	N/A
AVG HH INCOME	\$79,219	\$98,650	\$101,263

MAJOR TENANTS





Lamar Station Plaza

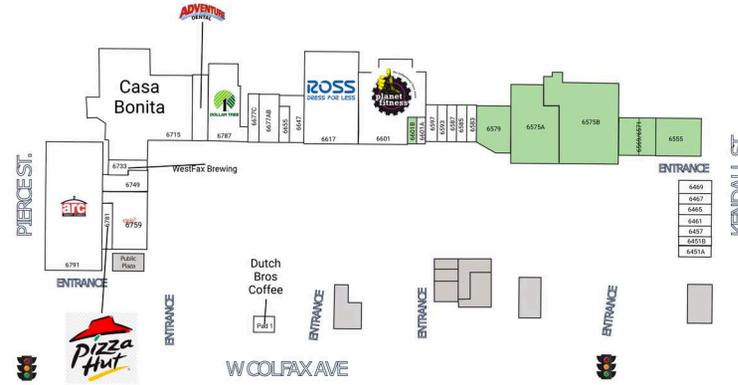
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● Available ● Coming Available

AVAILABLE SPACES

6555	8,700 SF
6569/6571	6,114 SF
6575A	0 SF
6575A	20,886 SF
6575B	21,259 SF
6579	7,054 SF
6601B	1,600 SF
6695-99	8,203 SF
6769	5,570 SF



CURRENT TENANTS

Pad 1	Dutch Bros Coffee	2,500 SF	6587	Ashley Boutique	1,669 SF	6677C	Tea-Hee Boba	2,500 SF
6451A	Vinegar Syndrome	1,928 SF	6593	Pho 2 Love	2,920 SF	6695-6699	Adventure Dental	8,203 SF
6451B	Momento Mori Gallery	2,050 SF	6597	Lovely Nails	1,920 SF	6715	Casa Bonita	54,916 SF
6457	Boost Mobile	723 SF	6601	Planet Fitness	21,105 SF	6733	WestFax Brewing	3,791 SF
6461	The Coin Laundry	2,352 SF	6601A	Nevereia La Delicia	1,442 SF	6749	Yabby Hut	4,507 SF
6465	T-Mama's Pizza	1,450 SF	6617	Ross Dress for Less	23,804 SF	6759	Cici's Pizza	5,500 SF
6467	Stylistas Gabriela	1,167 SF	6647	Casa Bonita (storage)	3,758 SF	6781	Pizza Hut	1,400 SF
6469	Mile High Holistics	1,365 SF	6655	H&R Block	1,200 SF	6787	Dollar Tree	12,757 SF
6583	Starting Strength	2,008 SF	6677	ALS Laundry		6791	ARC Thrift Store	34,404 SF
6585	Antojitos Hondurenos	1,280 SF	6677AB	Professional Laundry				

This site plan indicates the general layout of the shopping center and is not a warranty, representation, or agreement on the part of the landlord that the shopping center will be exactly as depicted herein.