

INTERPLAZA WEST PAD

16850 WEST COLFAX AVENUE GOLDEN, CO 80401



PRIME RETAIL DEVELOPMENT AREA

SITE SIZE: 0.723 ACRES OF LAND | SALE PRICE: \$1,300,000

Pad site available for sale with infrastructure in place at Interplaza West. Located next to Home Depot, Kohl's, Carmax, Duluth Trading Co., Petco, and many more. The site has high traffic counts, monument signage, and great visibility from the RTD West Rail Line.

PROPERTY HIGHLIGHTS

- 0.723 Acres Available (31,494 SF)
- Monument Signage and great visibility
- High traffic counts with over 65,000 vehicles per day
- Close proximity to many top performing retailers
- Located in high growth area
- This site has preliminary drive-thru approvals from the City of Golden

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DEMOGRAPHICS	ESRI, 2024		
	1 Mile	3 Miles	5 Miles
Population	7,901	45,474	119,189
Households	3,107	19,043	49,483
Avg Household Income	\$113,261	\$144,530	\$159,317
Daytime Employment	12,612	64,685	149,681



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