

## New High-End Community Trades for \$40 Million in Denver's Up-and-Coming West Colfax Corridor

Location Near Colfax Avenue, Proximity to Lamar Light Rail Station Drive Sale of West Line Flats



Rooftop deck of the West Line Flats in the West Colfax corridor of Denver.

A recently completed apartment complex in Lakewood, Colorado's burgeoning West Colfax corridor has sold to New York's Huguel Corp. in a [\\$40.25 million deal](#).

Inland National Development Co., a national developer and member of Oak Brook, Illinois-based Inland Real Estate Group of Cos., partnered with Colorado-based developer and consultant Momentum Development LLC on West Line Flats, a 155-unit mid-rise community completed last July in the heart of the revitalization of Colfax Avenue, a 50-mile stretch of pavement - argued to be the longest street in the United States - that has started to evolve as a cost effective alternative for Denver-area renters.

West Line Flat's location on relatively affordable Colfax Avenue, as well as the two-minute walk for residents to the Lamar Light Rail Station, were the main drivers behind the purchase for Huguel, which paid nearly \$260,000 per unit for the community.

West Line Flats, [at 6500 W. 13th Ave.](#), features a number of attractive on-site amenities that include a rooftop deck with hot tub and fire pit; a fitness center with a yoga and barre studio; detached garages; a ski and bike tune-up shop and an on-site 1.8-acre off-leash dog park. The

units, which consist of studio to two-bedroom floor plans, were 92 percent leased at the time of sale.

**For the record:**

Jeff Hawks, Terrance Hunt, Shane Ozment and Chris Cowen of Newmark Knight Frank's multifamily team handled the sale for the selling venture.