

WEST COLFAX LATELY

Lakewood's Perspective on Colorado's Most Famous Avenue | Issue 6



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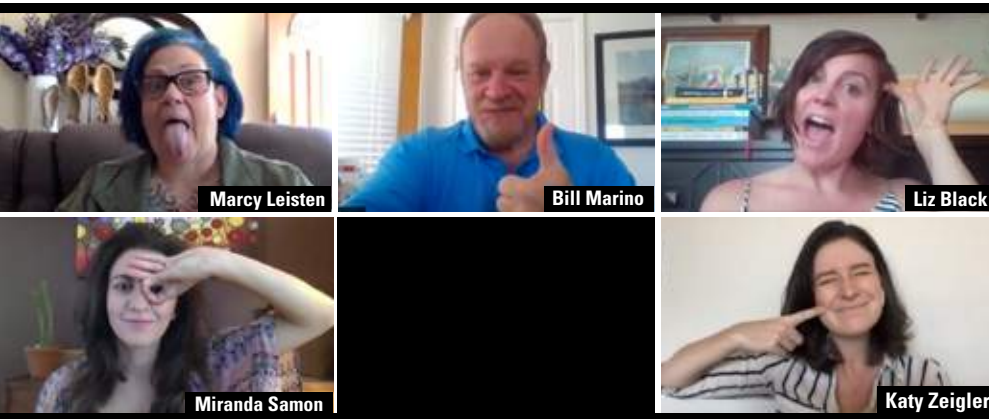


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MAYOR'S NOTE

West Colfax has celebrated another year of progress and excitement. We are the new hot place to be. Galleries continue to move in, businesses continue to open, and we have seen development partners jump headfirst into our West Colfax vision to invest millions in new projects. Recent months have been difficult, but in typical West Colfax fashion, we will adapt and evolve.

New ideas and creative thinking are what make this corridor tick. This community is on the forefront of unique events, promoting revolutionary ways to create a sense of place while steadfastly protecting what makes the corridor special.

West Colfax is an award-winning corridor, one that is an ever-evolving hub of activities. We have been humbled to see how people have come together to support our local businesses in good times and during the recent tough times. I know we are going to continue to work together, to help each other, to help West Colfax thrive and to continue its resurgence with the full force of creativity and collaboration that ignited its 21-century renaissance.

Mayor Adam Paul
City of Lakewood

Our team photo (above) speaks volumes. It's from a recent, now ubiquitous, Zoom meeting. Suffice it to say that when starting the process for creating this 2020 edition (in January) we never would have imagined the world as it is now. After delays, remote work, illness, and financial hurdles—we found a way, through community collaboration and teamwork, to celebrate once again Lakewood's historic West Colfax corridor in these pages.

In this issue, we look back at the West Colfax Vision 2040 Action Plan and its path forward—with a sidebar that features another "what if" we hope becomes a reality. We explore the history and evolution of Pasternack's Art Hub and how this mid-century building's progression is representative of our community. Then, we shift to everyone's favorite topic—food ... exploring the curious array of cuisine that West Colfax has to offer. We close with some fun "field research" from the busiest ARC Thrift store in the state and a stunning reader-submitted visual for our Final Stop.

Through it all, I often marvel at our little team, its commitment to service and ability to adapt. They are special—thank you for making a difference. And the same goes to our boards and committees—volunteers all who are the invaluable force-multiplier that allow us to set our sights high. Finally, to our colleagues at the City of Lakewood. All departments have had a hand re-energizing West Colfax—with a big thumbs up to our partners in Economic Development; we couldn't do it without you. Thank you to all!

Bill Marino, Publisher/Editor-in-Chief
Chief Executive – Lakewood-W. Colfax BID
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Liz Black, Managing Editor
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“Lakewood Legacy Trees,” an iconic public art installation by Lonnie Hanzon, adorns RTD’s W Line stop at the Lamar Street Station along the 40 West ArtLine. Photo: William Marino



Dare to Dream:

West Colfax Charts a Course for 2040

By William P. Marino

What do you want your world to look like in 2040? Think about it. How would you forge a path for the next generation? What about the unknowns?

Talking about unknowns! Five years ago “novel coronavirus” or “COVID-19” were not household words. Clearly, this global pandemic has and will impact our path forward. More on that later.

In 2014, when a collection of engaged citizens convened to chart a course for the next 25 years for Lakewood’s storied West Colfax corridor, they faced many unknowns. The collaboration among 60+ local civic, business, and neighborhood leaders and the City of Lakewood was both practical and bold: the group first identified known critical issues impacting the corridor, and then next ... dared to dream—and dream big! And in little more than a year the West Colfax Vision 2040 Action Plan was born.

The timing was right. The community was beginning to coalesce around a series of meaningful milestones: the formation of new business improvement district (2011), the insights and adoption of the catalytic 40 West Arts Urban Design and Mobility Concepts (2012), the long-awaited opening of RTD's W Line Light Rail (2013), the two blockbuster announcements that FirstBank and Terumo BCT both would build new headquarters—collectively amounting to more than \$200+ million in new construction in the corridor, and the elation of 40 West Arts earning the status as a state-certified creative district (2014)—at the time only the 10th such designation in Colorado.

Lakewood's mayor at the time, Bob Murphy saw this as a convergence of opportunities for the city's oldest commercial corridor: "With the impact of light rail, the fresh creative energy from 40 West Arts and Rocky Mountain College of Art + Design and the quirky history that makes Colfax cool, West Colfax is poised to be the next big thing."

The group tapped Lakewood City Council member and a longtime West Colfax corridor resident Cindy Baroway as its chairperson. "West Colfax is more than a street," said Baroway. "People live here, they work here, they make memories here, and they love it here. West Colfax is a community!"

But the West Colfax community, with its "quirky" 150-year history embodied within the whole Colfax lore, needed a shared vision to rally behind—and a plan to capture and share it. Baroway and her supporting cast of stakeholders—neighborhood, business, and civic leaders—set out on a journey to create it. Baroway was supported by Roger Wadnal from City of Lakewood's Comprehensive Planning and Research Division, and two co-chairs Kevin Yoshida and me, who complemented Baroway's leadership with extensive experience in

land use, design, and history of the West Colfax corridor. Under Baroway's leadership, a cohesive core group was assembled and collaborated with scores of locals who took part in the many work sessions that resulted in the plan's formation.

"The plan had two central objectives," explained Yoshida, an architect, urban designer, and founder of IDEATE Design. "It was not only intended to function as a framework to codify and advance the unifying community vision, but also to demonstrate to those looking to invest on West Colfax that we were well organized and could rally around projects aligned with our vision."

"[The plan] was to demonstrate to those looking to invest on West Colfax that we were well organized and could rally around projects aligned with our vision."

The Vision Group had an aggressive schedule. They met as a core group twice a month and also assembled into smaller cadres with additional community members and subject area experts, at times meeting weekly. Their early objective was clear: to gather input, identify key focus areas, and consider community priorities. They forged ahead. They kept dreaming.

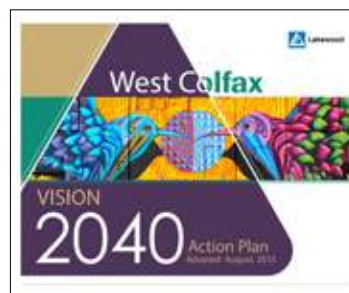


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The Vision Group identified six key sections for the plan: Cultural Identity (history), Infrastructure, Connectivity (transportation), Placemaking, Vibrancy (economic development) and Celebrate Colfax (marketing).



Inspired by the potential of 40 West Arts District, new owners of this apartment community on the ArtLine invested in a team of artists led by Katy Casper to transform the buildings into works of art. Photo: Kathryn Zeigler

In fact, in addition to the pragmatic approach of identifying goals and action items related to the focus areas, the 2040 Plan integrated elements of storytelling, including numerous visuals, revealing sidebars, and illuminating “What if” lists that enumerated dreams for the future.

Not so surprisingly, the group attracted experienced investors whose vision aligned with similar dreams. Case in point: Enter Bethesda-based Broad Street Realty, a national commercial real estate firm looking to establish and grow a presence in the Colorado market. The principals at the firm recognized “the convergence of opportunities” brought together by a forward-thinking city and a well-organized local community—a community with vision.

“We were immediately drawn to this opportunity,” said Tom Yockey, a founder and director of Broad Street Realty that owns and manages 18 shopping centers in five states. “We recognized its potential. It was well located just minutes from downtown, with easy access to I-70 and the mountains, and there was clear evidence of public investment with the opening of light rail—with five stations in this corridor. And the community had established neighborhood organizations and an active business improvement district that worked closely with the city,” Yockey added, “and they all were actively rallying support for the emerging arts district.”

Yockey joined the Vision Group and contributed to the completion of the Vision

2040 Plan. His firm invested more than \$18 million in purchasing and improving the old 1950-vintage JCRS Shopping Center, renamed to Lamar Station Plaza, transforming it into an important commercial and entertainment hub on West Colfax.

"The community's vision certainly made a difference," added Yockey, who now calls Colorado home.

"The community's vision certainly made a difference."

Yockey was not the only visionary who resonated with the overarching goals the group formulated.

The National Endowment for the Arts recognized the merits of one of the "what ifs" in the plan—"the community's idea for an arts loop (now called the ArtLine), a distinctive way to provide a walking and bicycling arts experience around 40 West Arts District, received national support with a \$100,000 Our Town grant, the largest amount awarded under the program," reported a May 2016 city press release that announced the prestigious grant award.

Jeff and Jamie Temple, bothers who run Momentum Development, built West Line Flats, a five-story, 155-unit luxury rental property located 400 feet from the Lamar Station on the W Line light rail—the first full market rate development of this scale in the corridor in more than 20 years.

Scott Watkins of T.O.D Properties and Doug Elenowitz of Trailbreak Partners spearheaded the multi-phased development of 190 townhomes and modern rental apartments also on the W Line, a short walk to Sheridan station—that's been well received by the market as it is moving forward with its fifth phase.

Reid Davis, CEO of Riverpoint Partners, is the visionary behind two projects on Lamar



ABOVE: West Line Village funded a stunning wall mural by Michelle Wolins entitled "Our Roots Give Us Wings" that celebrates the history of the community. Photo: Kathryn Zeigler

BELOW: The developer of West Line Flats selected Italian artist Giuseppe Percivati's mural concept called "The Lakewood Lion" for its new TOD community along the W Line. Photo: William Marino





Street, one new construction and the another a renovation project. The new development, Brickhouse at Lamar Station, is a four-story, 290-unit luxury multifamily property at the corner of W. 13th Avenue and the W Line's station at Lamar Street. The renovation of 1960-vintage Lamar Station Apartments (hint to readers—it's getting a new name soon!) includes upgrades to all 138 units and a major, six-figure investment in public art. The property, located on the 40 West ArtLine—which currently includes 70+ art installations along its four-mile walking and biking route, is adding to that total by funding a series of large murals by artist Katy Casper and her team." This significant investment in murals benefits our residents as well as those who enjoy 40 West's ArtLine," said Davis. "We've been watching the West Colfax area evolve. Because of the vision, the progress, and

the potential here, we've made substantial investments in the corridor during the past three years."

In little more than a year, the Vision Group landed on a plan that worked. It wasn't perfect. There were many unanswered questions. But the document represented the collective efforts of a broad spectrum of stakeholders. The group dedicated time, expertise, and passion for West Colfax to support the evolution of this historic corridor in such a way that aligns with the vision and values of the community. The overarching goal was to shape West Colfax into a place where locals and visitors alike come to create fresh opportunities, connect with diverse experiences, and celebrate culture both old and new.

The plan is working. Its structure achieves both objectives: practical enough to categorize the many key needs in the corridor and visionary enough to show potential investors that this is a community that can work together, dream big, and get things done.



“[The plan] worked because it’s aspirational. It paints a picture of a community striving to shape its future.”

“[The plan] worked because it’s aspirational. It paints a picture of a community striving to shape its future,” said Mayor Adam Paul, a strong advocate for West Colfax when he was a city council member, and he continues his support as mayor.



While the aforementioned examples highlight recent successes, there is still so much to do.

When we embarked on this project more than five years ago—a global pandemic was the stuff of a Stephen King novel. (See *The Stand*—by King, published by Doubleday, 1978.) While our world struggles with profound upheavals in public health, in the economy, and in social justice and equity for all people, we gather to assess the progress in the five years since the West Colfax Vision 2040 Action Plan was adopted. Who would have fathomed the strange world in which we now live—and likely, these effects will have impact long after this article goes to press.

But we cannot be stymied. We know there is more work to do. While we have much to celebrate from the last five years, all six categories of the current plan have unmet goals and unfulfilled dreams—from critical flood plain improvements that will spur re-development to streetscape upgrades

The new Vision 2040 Action Plan was built on a solid foundation—the first-ever West Colfax Action Plan adopted in 2006. It was this plan that recommended the formation of a business improvement district and first envisioned an arts district along West Colfax.



Former city council member and WCCA board member Cindy Baroway meets with BID Board President Kevin Yoshida to plan the community review of the West Colfax Vision 2040 Action Plan. Photo: William Marino



A bike tour of the 40 West ArtLine starts at Mountain Park signature art installation “Dermal Plate Gateway” by PUNCH. Photo: Jamie Perkins

that will improve pedestrian safety and add to the aesthetics of our placemaking efforts. The corridor still needs more sidewalks, more lighting, and more new businesses to fill empty spaces and add to the vibrancy here, while we advocate for further investment in the ArtLine to improve this vital amenity that serves as an economic development attribute and a recreational and cultural feature for residents and visitors. Over the next year, some of the original group will join with newcomers to review the West Colfax Vision 2040 Action Plan to report on its status, make course corrections, and continue the momentum.

How do we make sure the next five years are better ... how do we continue the forward motion ... how do we stay focused on delivering results for our community? Same fundamental principles: we'll do it with heart, and we'll do it together. All are welcome in the spirit of community and collaboration.

Together, we identify opportunities; together, we collaborate to find resources; together, we roll up our sleeves and work—and then, together, we celebrate the successes, small and large, along the way.

And in this spirit—we promise to keep asking “what if” and to always, always dream big. It’s no failure to fall short of a big dream—but certainly we will not achieve great things if we don’t first think it’s possible.

Our mantra is our solution: collaborate and keep dreaming!

William Marino is chief executive of the Lakewood-W. Colfax BID and the board chair of 40 West Arts District.



Artist Katy Casper created a playful ArtLine sidewalk mural “Harvest Labyrinth” along the W Line’s bike path. Photo: Will Strathmann

A “What If” in the Works: A Shoppable Motel + Neighborhood Destination

What if 40 West Arts converted a historic motel into an arts-centric boutique motor inn? This ‘What if’ written into the West Colfax Vision 2040 Action Plan now has the potential of becoming a reality.

Nearly five years ago, Denver’s Lauren Richardson was living and working for an agency in San Francisco. She was traveling frequently to design and produce events and tradeshow across the country and, preferring to stay in Airbnbs over hotels, she got an idea...

On one particular trip to Chicago, Lauren really wanted the coffee table book in the space she was staying. It wasn’t necessarily one-of-a-kind, but she loved that it reminded her of the fond memories she had visiting the city. She wound up leaving with the book, and to this day it sits on her desk as the first little ‘sursy’ that started it all.

A ‘sursy’ is a southern term for a souvenir - a gift or trinket to remember your trip by. Richardson named her company ‘The Sursy’ as a subtle nod to her North Carolina roots and to literally describe the innovative ‘shoppable stay’ experience she’s building her multi-faceted business around.

Today, The Sursy is an experiential design and development group that offers interior

design and listing optimization services to short term rental homeowners, curates an online home goods shop, operates a growing portfolio of shoppable Airbnbs, and is developing a unique hospitality concept that’s coming soon to West Colfax.

The vision for The Sursy’s first commercial project is to fuse retail, hospitality, and design to create a neighborhood destination that brings locals and travelers together and supports local makers. The core mission is to build a concept that encourages community and also supports the community. “By not only promoting artists and creatives through our shoppable spaces and curated e-shop but in also hiring them as a part of our design and development projects, we keep a localized focus on business operations and experience in a way that’s never been done before,” Richardson says.

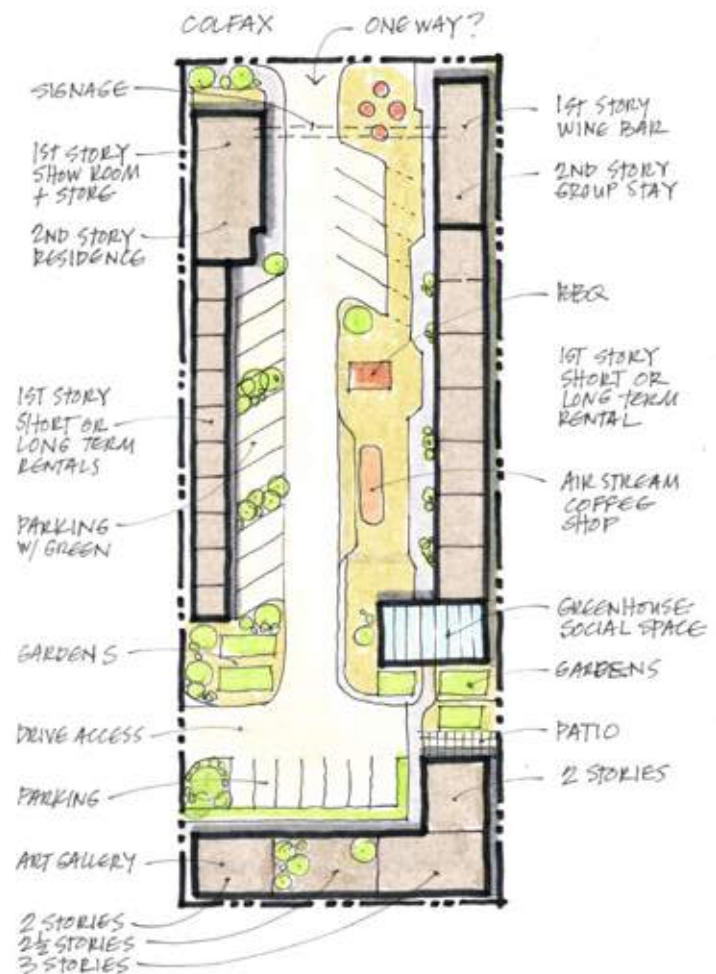
The White Swan Motel at 6060 West Colfax is currently operational, but in need of a reimagining to restore it to its glory days and make it a ‘must visit’ for travelers and Coloradans alike. The existing mid-century structure will be redeveloped to make way for what will become a mixed-use property with shoppable rooms that will host short-term and extended stay guests and be filled with locally made furnishings, art, and décor that are all for sale. There are also plans for

several commercial spaces that will become amenities for travelers and locals as well as a retail store, design offices, a non-profit art gallery, a functional greenhouse and event venue, and rent-controlled units intended to support an artist-in-residence program.

How will it all fit? “Creatively and thoughtfully,” Richardson says. “In this new world forming amidst a global pandemic, the way people travel and spend their money is changing in front of our eyes. Without realizing it, the concept for The Sursy is an answer to how – I think – the future of hospitality and retail will need to evolve to meet the needs of the modern traveler and consumer. I predict the staycation trend is here to stay, that working vacations will be sought after and invested in, and that people will be spending money to shop small and curate their surroundings more now than ever.”

About the Founder

Lauren Richardson is a multidisciplinary creative and entrepreneur living in Denver. Prior to founding The Sursy, she spent years working for Fortune500 brands at an experiential agency. She is a self-proclaimed maximalist, who is obsessed with innovation in real estate and interiors and passionate about creating meaningful, localized experiences that support the community.



By architect Nicole Delmage of ShelterBelt Design



The White Swan Court, a classic mid-century motor inn, opened in 1945.



Richardson found a vintage postcard of the White Swan, located at 6060 West Colfax Avenue.

A Hub of



A crowd gathers to enjoy open mic poetry in Pasternack's Art Hub during the Colfax ArtFest VIP Party in 2019. Photo: Kathryn Zeigler

Activity:

The Places that

Transform Us



By Kathryn Zeigler

Seven miles of Colfax Avenue runs through Colorado's fifth largest city, Lakewood. The evolution of those seven miles brings with it a long and storied history of pastoral oasis turned hoppin' supper clubs and motor inns; of a burgeoning working class moving into a suburban life and bringing with it arts and culture. The spaces and places that make up its history are as cemented into the tale and beauty of West Colfax Avenue as the road is to the ground itself.

One such storied space sits just off the corner of West Colfax and Pierce, on the north side of the street. Where once you may have blinked-and-missed it during the avenue's slow, decades-long economic decline of the last century, the same cannot be said of the building now. Pasternack's Art Hub, a building that has stayed standing throughout the corridor's peaks and valleys, shares a story of transformation and change that marks itself as a touchstone for the renaissance along this stretch of road heading west.

Synonymous with pawnshops and book ending what the Colorado native family still affectionately calls the “Gateway to the Rockies,” the Pasternacks established three separate pawnshops that sat along both the Aurora and Lakewood side of Colorado’s Main Street. While the Pasternacks still own and operate both locations, there’s been a big change. Namely: the West Colfax location is no longer a pawnshop.

If you glance toward the sky next time you’re cruising along, you’ll notice that “pawn shop” has been scraped from the orange sign and instead, “Art Hub” has been painted along the building. Pasternack’s Art Hub now stands as a haven and home to no less than five art galleries – with future plans to bring even more art space to the heart of 40 West Arts – Lakewood’s only state-certified creative district. The future potential growth of the space and the district is nearly unmatched.

But, before we get there, let’s take a moment to tell the tale of the long-standing building and its special place along our avenue.

Before pawnshops dotted the landscape of West Colfax, lumber yards had their heyday. Distinct in their architecture and a vital part of the mid-century economic upswing of the street, the original footprint of Metz Lumber can still be seen on maps today.

These lumber yards were essential to the suburban growth coming to Lakewood during and after World War II. Metz Lumber, the lumber yard that occupied the Pasternack space on West Colfax, opened May 10, 1946, and sold many of the necessities for a burgeoning suburbia—including the world-famous Youngstown Kitchen Cabinets. The establishment of these lumber yards (of which there were once five along West Colfax) allowed new families in the area to settle down as the war came to an end. The neighborhoods along West Colfax began to attract families and grow. Mid-century entrepreneurs saw huge opportunities for development.

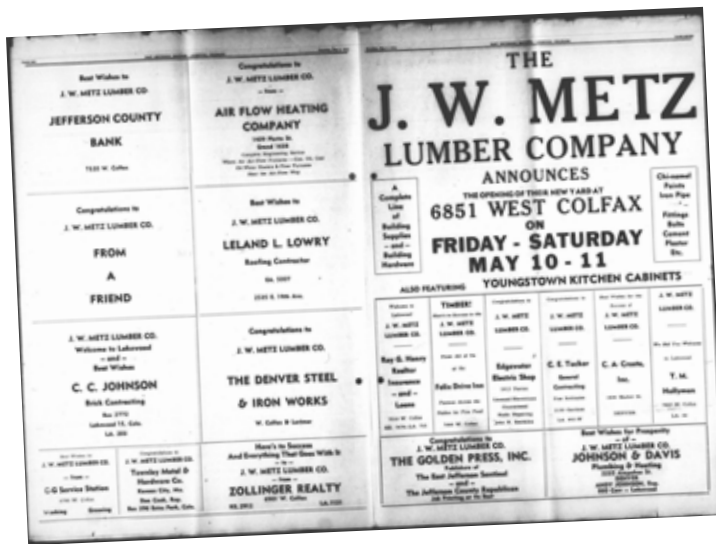
Following the closing of Metz Lumber in the early 1970s, the lot saw some changes—including housing the Drumstick Restaurant. (Yes, you know the one, with the shrimp boats, hamburger cars, and chicken trains.) It later moved to a standalone building at JCRS Shopping Center (what is now Lamar Station Plaza) before closing permanently later that decade. The lumberyard transformed to support new industries and provide spaces for travelers along the road—including a Kawasaki Motorcycle dealership, a plumbing company, and a metaphysical bookstore.



Community members celebrate the love of music at Pasternack’s Pawn Shop prior to the formation of 40 West Arts District. Photo Courtesy: Scott Pasternack



BEFORE: Pasternack’s Pawn Shop on W. Colfax Ave. prior to its revival as an Art Hub. Photo Courtesy: Scott Pasternack



Newspaper advertisement celebrating the opening of Metz Lumber: These announcements often came with opening specials and thanked the companies that helped the store open. Photo Courtesy: East Jefferson County Newspaper & Kris Autobee



This Youngstown Kitchen Cabinet ad appeared in many newspapers and magazines in the 1950s. Photo Courtesy: East Jefferson County Newspaper & Kris Autobee

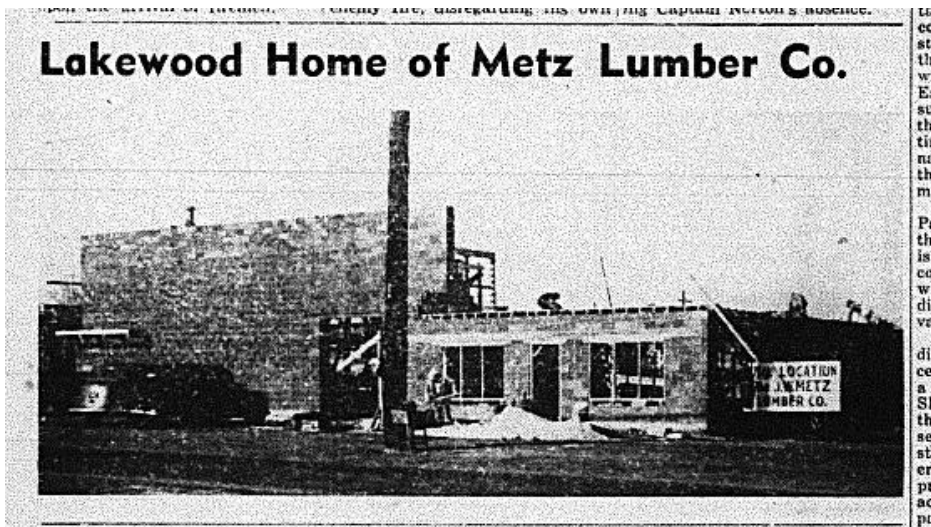


Photo of the Metz Lumber store front from W. Colfax Ave. Photo Courtesy: East Jefferson County Newspaper & Kris Autobee



AFTER: Pasternack's Art Hub on W. Colfax as it appears in February 2020. Photo: Kathryn Zeigler

The Lakewood Dance Academy performs a pop-up routine during Colfax ArtFest 2019. Photo: Kathryn Zeigler



MAP KEY

VANCE ST. HUB

- a. Solstice Ink
- b. Mint & Serif Coffee House
- c. All Its Own

TELLER ST. HUB

- d. 40 West Gallery & Benchmark Theatre
- e. Landt Creative Space Arts Carrie MaKenna R Design LLC
- f. Handsome Little Devils
- g. Pirate: Contemporary Art
- h. THIS Design
- i. Craven Metal
- j. Liquid Metal Coatings Gallery
- k. 40 West Studios
- l. Sweet Bloom Coffee

PASTERNAK'S ART HUB

- m. NEXT Gallery
- n. Core New Art Space
- o. Kanon Collective
- p. EDGE Gallery
- q. Flourish Gallery

LAMAR STATION PLAZA HUB

- r. Dutch Bros Coffee
- s. WestFax Brewing
- t. Lakewood Arts Gallery
- u. Gallery of Everything & Red Herring Art Supply
- v. Rocky Mountain College of Art + Design Galleries
- w. Pho 2 Love

● = Gallery or Studio ◆ = Creative Business

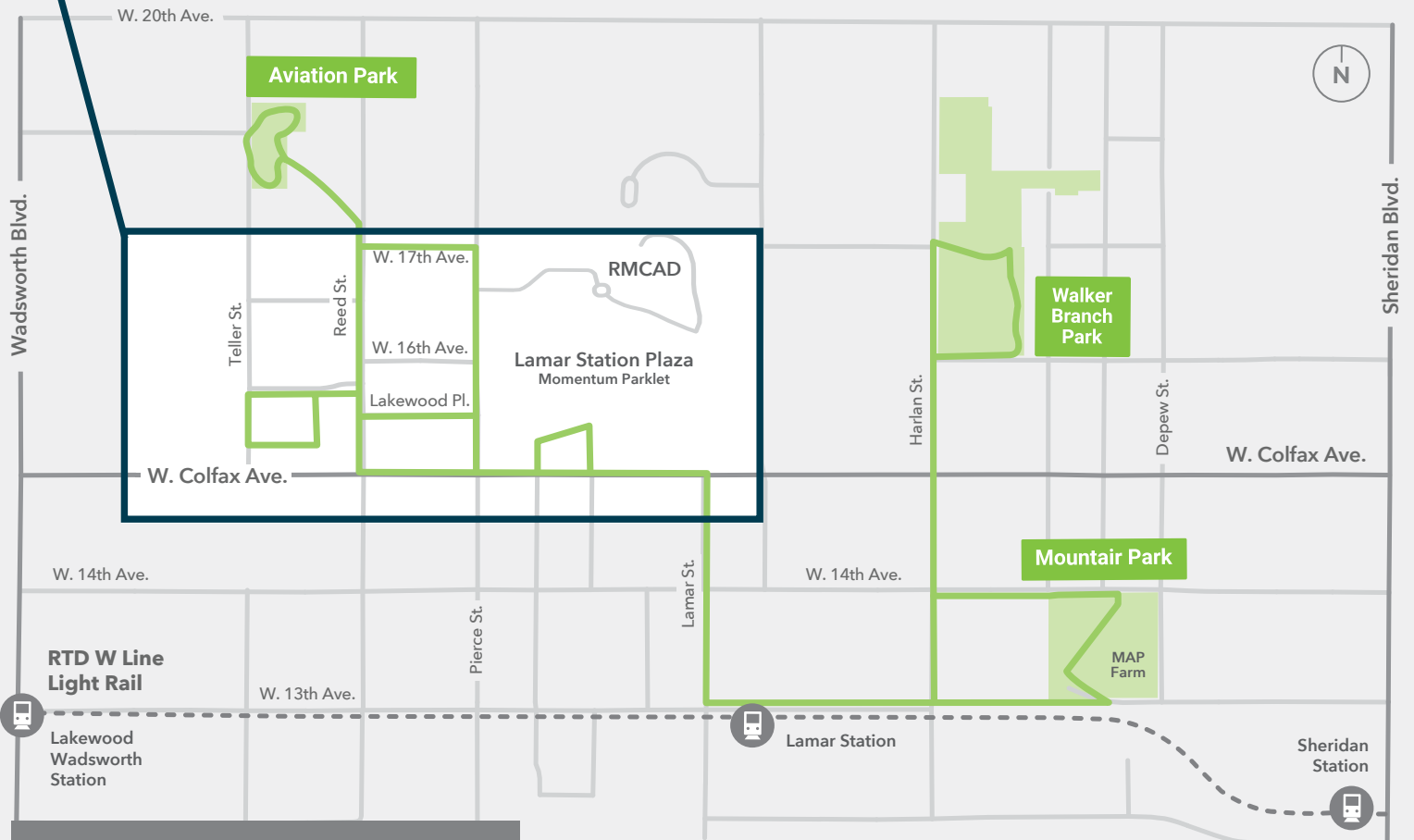
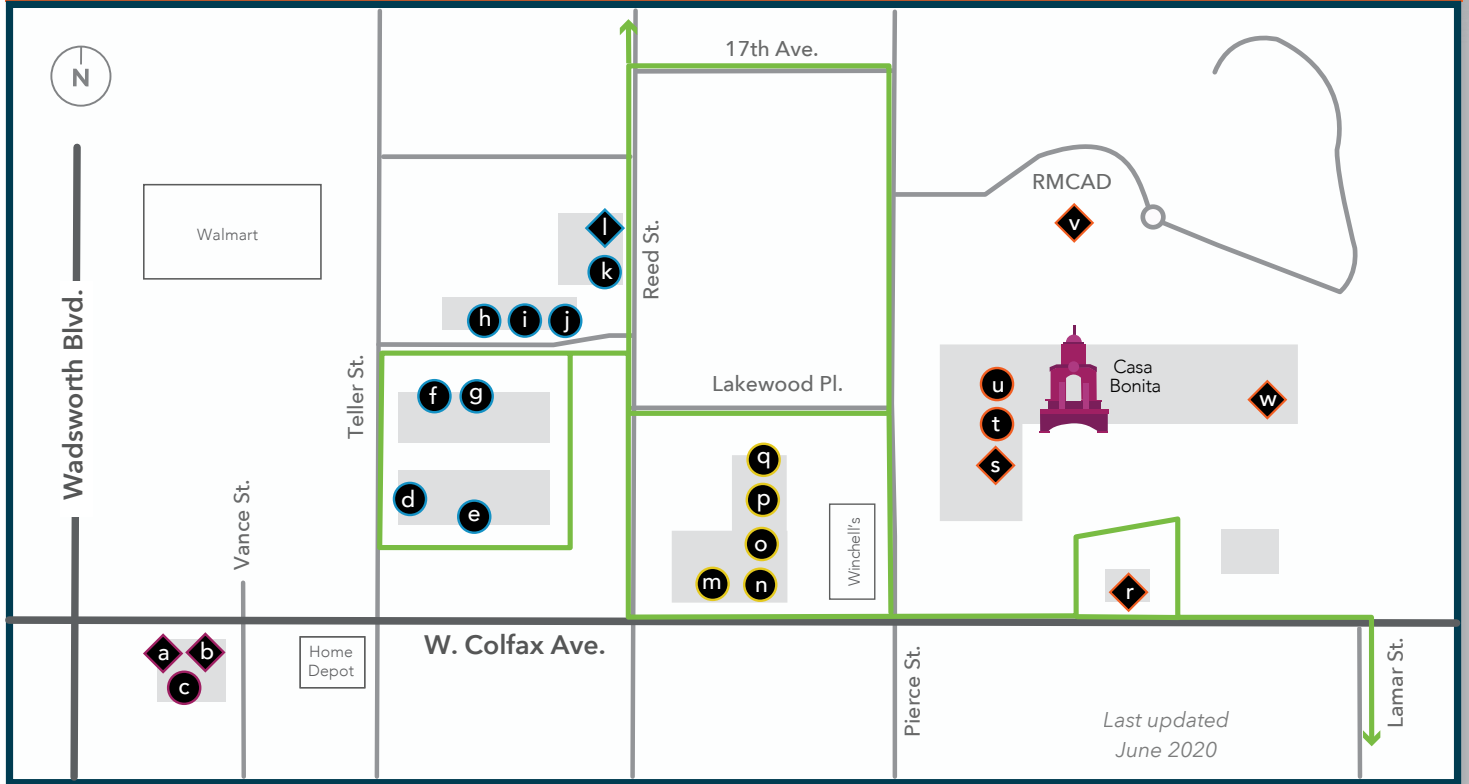
— = 40 West ArtLine Route

- - - = W Line Light Rail

🚊 = W Line Light Rail Station



40 West Arts District Core Venue Map





Patrons explore art at Kanon Art Collective inside Pasternack's Art Hub on First Friday. Photo: Kathryn Zeigler



Before buying the old Metz Lumber building in 1993, the Pasternack family, who had owned and operated two other locations in Aurora and Denver, purchased their first location in Lakewood in 1991 in a former Ferrari dealership next to the Lakewood Grill. One of the oldest families in the pawn shop business in Colorado, the Pasternacks helped the City of Lakewood write the first laws for pawnshop guidance and established themselves as a center point for finding oddities and curiosities along the corridor.

Pawnshop history is as deeply rooted in Colfax history as anything else. At Pasternack's Pawn Shop, you can find just about everything you've never thought of. This includes a Super Bowl ring, a replica of the famous leg lamp from *A Christmas Carol*, more sets of teeth than you can imagine, a real glass eyeball, an airplane hangar (yes you read that right) and even

a coffin. The coffin is still in the Aurora location, by the way, sitting right there in the right-hand corner at the front of the shop as you walk in.

Inside the Pasternack family, however, you also can find a deeply rooted love of art. Mona Pasternack, mother to current owner Scott Pasternack and widow of founder Fred Pasternack, owned an art gallery for some time. That coffin mentioned earlier? It's often loaned out by Pasternack's Pawn Shop to local theaters in need of props. These connections to community and an upbringing around the world of art are part of the reason Scott Pasternack made the decision to pivot to something new.

With the changing market in the Denver Metro Area in the early 2000s and 2010s—one that put heavy financial pressure on both the world of pawnshops and the world of art—the need for something



A panoramic view of the Colfax ArtFest VIP Party features murals created by local artists in the original lumber yard space at Pasternack's Art Hub. Photo: Miranda Samon



Art lovers mingle during the 2019 Colfax ArtFest VIP Party held in Pasternack Art Hub's courtyard. Photo: Miranda Samon

new came to the Pasternack family. In 2017, Bill Marino, who was leading the local business improvement district (BID) and cheerleading the new arts district, approached Scott Pasternack about turning the tide of the then vacant building and igniting a new dream along the economically challenged avenue. He encouraged Pasternack to join the emerging arts district, 40 West Arts, that found its roots in 2011 and was working to continue its momentum and catalyze the renaissance occurring along the West Colfax corridor. The BID, along with community stakeholders, the City of Lakewood, and a number of Denver's oldest co-op galleries were converging—working together to re-energize the West Colfax community in Lakewood.

Following Scott's "yes" to take a risk to adapt the building and activate it into a vibrant arts venue, changes came quickly. NEXT Gallery moved into the space at the front, adjacent to the former pawn shop, and plans were made to open the pawnshop in the back. The opening of NEXT spurred Pirate: Contemporary Art and EDGE Gallery, all former Navajo Street galleries in Denver, to move to 40 West Arts District about a block away—and this

"Following Scott's "yes" to take a risk to adapt the building and activate it into a vibrant arts venue, changes came quickly."

propelled the newly named Pasternack's Art Hub and the arts district forward. The plans to re-open a pawnshop in the back



Above Photos: Changing murals on the east side of Pasternack's Art Hub feature iconic imagery on a rotating basis by local artists. Photos: Kathryn Zeigler

quickly changed and instead, more artists and art collectives poured in. Pasternack's Art Hub launched initiatives to improve the building and revitalize the space, including inviting artists and creatives to paint murals along its walls. These murals, easily seen by any passerby along the avenue, stand for a year before they are refreshed and repainted, creating a perpetual outdoor art experience on the building—all part of the four-mile long 40 West ArtLine.

The journey hasn't been all positives, however. In the summer of 2019, The Colfax Museum attempted to relocate to the building alongside Kanon Art Collective and CORE New Art Space. But notorious flash flooding along West Colfax caused a substantial amount of damage to the building, some of the museum's pieces, and the art. Yet, the Pasternacks and the troupe of creatives forged on. New galleries moved in through the travails anyway. New murals went up on the Art Hub's walls, and a VIP party was held to kick off the Colfax ArtFest a week following the flooding. By year's end, EDGE Gallery moved from the first location at Reed and West Colfax to join the collection of the galleries at the Art Hub.

Below: Patrons discuss their favorite pieces at Core New Art Space during an opening reception. Photo: Kathryn Zeigler





The front room of Pasternack's Art Hub is home to Core New Art Space, who moved to the district in 2019. Photo: Kathryn Zeigler

Today, there's an ever-growing list of plans to expand. "The view is to make it a major art haven, and right now we're only 50% there," explained Scott Pasternack, who has already debuted the new logo for Pasternack's Art Hub and is getting ready to hang its new sign on the building. Studio spaces for artists are in the works, the Elevation Room (a community showroom in the middle of the building) has opened, and rumor has it there are plans to build a new stage for musical performances in the back.

As the Art Hub evolves, 40 West Arts District has tapped into this momentum of arts happenings along West Colfax to reintroducing its district map, now showcasing four art venue clusters—or hubs, including Pasternack's and spanning from Vance Street to Lamar Station Plaza along the avenue. All four have become hubs for creative businesses, galleries, and individual artists alike to make the mark along historic West Colfax Avenue.

West Colfax tells a story of an ever-changing America. It tells the story of those who have traveled up and down its street and those who have settled alongside it. It's a story of transformation. Buildings like Metz Lumber tell of an America growing up and into suburban life. The Kawasaki Motorcycle shop speaks to America's love of the open road. A bookstore reminds us of those who found a home to settle down here. Pasternack's Pawn Shop stands as a staple of an established main street that is not only a gateway, but a destination.

Now, this long-standing building showcases exactly what it is named for—art. It's home for a growing number of artists and creatives making their way in Lakewood. They are helping to rebuild and revitalize an historic avenue in a way that speaks to their passion and the culture and community that embraces them.

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LAKEWOOD WEST COLFAX



Owner Andy Sprenger scrutinizes the roasting process at Sweet Bloom Coffee Roasters. Photo: William Marino

Mint and Serif serves up one of their classic espresso shots. Photo: Will Strathmann



Dutch Bros Coffee, which serves both standard drinks and over-the-top coffee concoctions, chose Lamar Station Plaza in Lakewood for its first metro area location. Photo: Monique Archuleta

DISHES IT OUT:

We spill the beans about
places that take the cake

for you
to eat,
drink,
and be
merry



By Liz Black

In 2020 buying local is important now more than ever. Colfax Avenue is filled to the brim with local haunts and tiny eateries that you just might miss if you're driving even a little above the speed limit (guilty as charged). Lakewood's section of West Colfax is no different. You're hard pressed to find many national chain restaurants when you drive this stretch of road which means that 'eating local' is easy to come by. But if you aren't armed with the latest online reviews it can be hard to know exactly where to stop to grub. Consider us your foodie friends. Here are the best places to grab a bite, get a pint, or break bread with those you love.

For Coffee Drinkers

Mint & Serif Coffeehouse

This place is more than just a coffee shop (though they definitely sling plenty of yummy drinks). It's a gathering space, a family-friendly shop, an art destination in the creative district and more. And with their new location on Vance and Colfax and a new liquor license as well, Mint & Serif is serving up more than just your morning caffeine jolt. They've got a rotating selection of beers and wines, bento box snacks and other light food offerings. In one word, yum! But really, it's all about community.

Sweet Bloom Coffee Roasters

The craft of coffee reigns king at Sweet Bloom, which won Food and Wine Magazine's 'Best Cup of Coffee' in Colorado in 2019 (yes really, the entire state). And the baristas always welcome us with a huge smile and a total willingness to share their depth of knowledge, even though we couldn't tell a floral note from a fruity one to save our lives. You really can't call yourself a coffee-lover unless you've been to this shop.

Other Awesome Options: Almond bar breve at Dutch Bros Coffee or drip coffee at Hits the Spot Diner

For Meat Lovers

Antojitos Hondureños

This place does chicken every way under the sun including grilled, fried and in an amazing homemade stew. Other authentic plates include pupusas, a thick flatbread cooked with cheese, meat or refried beans, and baliadas, a traditional Honduran dish made up of scrambled eggs, cheese, avocado and refried beans all stuffed into a homemade tortilla. Go pure or add carne asada and you have a meat-lover's dream.

Mi Casita

This little gem tucked into a small strip of buildings along West Colfax does it all including enchiladas, breakfast burritos and desserts, but if tacos are your thing (and frankly, can anyone say they don't like tacos) then Mi Casita has you covered. You order by the individual taco and carnitas and al pastor are just two of your many choices.

Other Awesome Options: Italian Beef at Chicago Beef & Dogs, a gyro at Yanni's Place, or a West Side Fifty-Fifty Burger at Lakewood Grill

For Vegans & Vegetarians

Our Daily Bread Vegetarian Bakery & Deli

A place that has a page on its website dedicated to its baking schedule is our kind of vibe. For example, on Wednesdays they're making up sweet rolls, bagels, rosemary bread and garlic sticks. Yum. This unassuming joint, north of Colfax Avenue on Kipling Street, also serves up breakfast burritos, soups, vegetarian and vegan sandwiches and more.



Fresh cilantro and a slice of lime adorn a taco at Mi Casita. Photo: Kathryn Zeigler



The staff at Our Daily Bread create made-to-order sandwiches, smoothies, hot drinks and more. Photo: Marcy Leisten

Pho 2 Love

With tons of options that run the spectrum from vegetarian pho to stir-fried rice bowls, the non-meat eaters in your life will have plenty to graze on. But really this unassuming restaurant located in Lamar Station Plaza offers something for everyone with outstanding beef pho, stir fry, fried rice and more. They've also got more flavors of smoothies and boba than anywhere else in the neighborhood.



The Davies' Chuck Wagon neon sign dates back to 1957 and was recently restored. Photo: Marcy Leisten



With numerous ice cream and cone variations and an impressive tea selection, there's something for everyone at Mugs & Cones. Photo Courtesy: Mugs & Cones

Other Awesome Options: Veggie omelet at Danny's Carnation Restaurant or pad see ew at Pattaya Thai

For Families

Davies' Chuck Wagon Diner

This joint is an authentic 1950s train-car diner with booths, end-to-end windows and a long counter where the kiddos can jump on a bar stool and order a steaming stack of pancakes and a tall glass of OJ. Plus, there's a cowboy neon sign and a life-sized horse sitting on the roof that adds immediate kid-friendly appeal. The menu is perfect for families and includes Belgian waffles, pancakes topped with strawberries and whipped cream, and of course inexpensive coffee that the wait staff will keep pouring for as long as you need.

Mugs & Cones Cafe

The name says it all, well almost. The menu is bookended with coffee and ice cream. In between are the empanadas, breakfast burritos, sandwiches, and fresh juices. Our favorite is the orange, carrot, beet combo. This little place, tucked in between a DMV and a bakery is warm and inviting with couches in the front and a small play space for the kiddos. Plus, the folks behind the counter are so friendly that you can't help but smile, even if you haven't had your caffeine fix yet.

Other Awesome Options:

Chili cheese fries at Chili Shack, unlimited pizza buffet at Cicis Pizza, and every single thing at Casa Bonita



The vast selection at European Market makes it hard to choose. Photo: Marcy Leisten



For Do-It-Yourselfers

The European Market

The sandwiches here are second-to-none and our staff once spent four months straight ordering lunch from this place every single week. But if you're looking to throw a kick-ass cocktail party or impress your date with your knowledge of specialty cheeses, this place has you covered. From cured meats to pickled veggies to European sweets, you'll definitely one-up your friends with the best damn charcuterie board this side of the Atlantic.

Chicago Market

Chicago Market prides itself on being metro Denver's premier Polish foods shop. With a huge selection of meats, sausages, cheeses, dairy products and more, you'll be cooking up some bigos or golabki in no time. And if you aren't sure what those dishes even consist of (hunter's stew and cabbage rolls, respectively; frankly, we Googled it). And you can find more flavors of pierogis (Polish dumplings) than anywhere else in town, including potato, plum, and spinach.

Other Awesome Options: Cupcake decorating at My Make Studio and pick a shell fish and seasoning at The Yabby Hut

For Date Night

Los Chingones

This place commissioned original murals on their walls and as a corridor with an arts district, we really think nothing more needs to be said. But additionally this restaurant is a Denver-based original that started in RINO and migrated to a number of locations in the metro area, including Colorado Mills. The décor is awesome and creative, the bar is always full and the menu is distinctive. In the words of Chef Troy Guard, Los Chingones offers "badass Mexican – sassy, spicy, sometimes irreverent and always an adventure." And they have a robust kid's menu, too.

Edgewater Public Market

Think hipster food hall with long picnic tables, multiple local food stalls, a central coffee station by metro jewel Amethyst Coffee and a bar made of exposed metal pipes (that somehow still feels incredibly cozy). With so



Bartenders serve up daily drink specials and classic cocktails at Edgewater Public Market. Photo: Marcy Leisten



Local patrons explore the options along the deli counter at Chicago Market. Photo: Marcy Leisten

many options to choose from, plus multiple local boutiques to peruse, you and your date should find something to talk about that doesn't include exes, religion or ... politics.

Other Awesome Options: Margherita pizzas at Deli Italia Pizzeria, heaven and hell rolls at Kazoku Sushi, or gorgonzola ribeye steak at The Ranch at 40 West

For Your Sweet Tooth

Cakes & Company

I said the word bakery earlier, and I know your ears perked up. Located right next door to Mugs & Cones is this sweet shop, which spins up everything from unicorn cake pops complete with gold horn to homemade carrot cake. One Facebook commenter stated that it makes the 'best carrot cake in town.' They have a daily rotating selection of cupcakes too, so even if you forgot to put in an order ahead of time you can still be the life of the party or get a self-inflicted sugar rush by walking in.



From classic confections to over-the-top sugary treats, Cakes & Company does it all. Photo Courtesy: Cakes & Company

Super Donuts

Donuts are the new cupcakes. They're hand-held, easier to scarf than a slice of cake and were the showcase dessert in every Instagram-worthy wedding in 2019 (seriously, put the phrase 'donut wall' into your browser). Super Donuts offers a mouth-watering selection of these sugary fried pastries, but you can also snag a breakfast sandwich or kolache at this fun local place.

Other Awesome Options: Pineapple fritters at Winchell's Donuts, snickerdoodle cookies at The Colorado Cookie Co., or poppy seed cake at Cakes by Karen

For Beer Drinkers

WestFax Brewing Company

With drafts like the Black Diamond Imperial Stout in winter and a Cilantro Lime Ale for summer, this local haunt has something for every person in every season. WestFax is located right in the heart of 40 West Arts which makes it a great starting place or stopover during any First Friday event. And, it's located only steps from Casa Bonita. Get a little tipsy before standing in line with the kids for an hour (we promise it will make the food taste better), or just revel in the wafting smell of sopapillas coming from around the corner.

The Yard House

This spot located in Colorado Mills prides itself on having 'the world's largest selection of beers'. With over 100 local and imported brews to choose from, you can work on your buzz while working your way through their impressive selection. The food menu is nothing to scoff at either. With everything from fried mac and cheese to avocado toast, you'll find something to keep that hangover at bay or stop you from drunk-texting your ex.



A chocolate sprinkled donut and boba tea are an unlikely but delicious pairing at Super Donuts. Photo: Monique Archuleta



Sit down for a brew or grab one to go from the rotating cooler selection at WestFax Brewing. Photo Courtesy: WestFax Brewing Co.

Other Awesome Options: Misfit Sports Bar & Grill, Pifler's Sports Tavern, and Sloan's Bar and Grill

For Late Night

The Red Coach Inn

This place is awesomely divey in a way that can only be found on Colfax Avenue. Our last visit included a conversation about Bob Marley with a man wearing shorts in February, a discussion about available mixers (options include Coke, Diet Coke and Soda Water) and a Christmas tree that looked like it hadn't been moved since December 1977. Seriously, go to this place if you're looking for a real dive bar.

Cordial Lounge

If your dying dream is to belt out Bohemian Rhapsody in a room filled with folks who clap just like they're seeing Freddie Mercury (or

maybe they're so drunk that they think they're actually seeing Queen), then the Cordial Lounge is your place. A karaoke night second to none, cheap drink specials and easy access to both Viva Burrito and Winchell's Donuts (open 24 hours a day) make this place a late-night sanctuary.

Other Awesome Options: Riley's Inn or Swig Tavern

These are the bread and butter options for dining along Lakewood's West Colfax, but there are tons of other mouthwatering places that bring home the bacon and take the cake. In fact, we can't think of a single bad egg this side of Sheridan Blvd. (except maybe these puns). So, go bananas next time you're in the corridor, and belly up to the bar or have your cake and eat it too at any of the awesome eateries located along West Colfax. We're sure you won't be disappointed, and you definitely won't leave hungry.



In 2020 a mask is part of drinking responsibly at the Cordial Lounge. Photo: Kathryn Zeigler



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THE THRILL OF THRIFTING:

FIVE SHOPPERS AND THEIR UNIQUE FINDS

By Stiz Bilane

Whether you're looking for a bargain, a creative spark, or to see two grandmas battling it out over a bejeweled sweater, the ARCThrift store on West Colfax is the place to be.

Thrift shopping is a convergence of anthropology and archeology. You have the study of human development paired with the study of the species' physical objects. In the spirit of good-natured research, we conducted a field study in the busiest ARC store in Colorado—on its busiest day of the week: 50% off Saturday. Five subjects visited this environment on a shopping mission. We sent these five willing individuals to the ARC with \$10 to spend to see what they would buy and to seek insights based on their experiences. Here is the field report:



Our research subjects each found "treasures" at the ARC all under \$10.
Photo: Kathryn Zeigler

1. Ariel, 8 Years Old - Reads graphic novels, listens obsessively to Taylor Swift, likes pets and ice cream

THE PURCHASE: Hatchimals Colleggtables stand (\$3.00) and Pusheen cat doll with ice cream scoops (\$3.99)

THE EXPERIENCE: "When I walked in, I felt like it would take a while because this is a big store and there's a lot of stuff. I walked around the store twice, but the toy section was the coolest. It was a fun experience, but it was tiring. It was hard because I wanted all the toys because they all looked so cool."

SHOPPER INSIGHTS: "These items match what I love. I already have a bunch of Hatchimals, so it's better for them. And I picked the Pusheen Cat Doll with ice cream scoops because I don't have a cat and my mom won't let me eat ice cream."

KEY RESEARCH FINDING: It's universal—kids really like toys.

2. Marcia, 88 Years Old - Active senior citizen, interests include art, music, and mystery novels with a little romance, still knows how to have a damn good time with friends

THE PURCHASE: Two novels, Hot Six by Janet Evanovich (\$2.99) and The Lost Symbol by Dan Brown (\$2.50)

SHOPPER INSIGHTS: "I read so much; I'm always looking for new books. In fact, sometimes I stay up too late reading, and I very much regret it the next day. But a good book is worth it!"

THE EXPERIENCE: "I like this place, but I always wonder if I'll be able to find a parking space—it's always so busy. I don't

even need to buy anything here; I should probably be bringing stuff. I have a date with a friend later today, so I definitely don't want to go looking for clothes because then I'll never get out of here."

KEY RESEARCH FINDING: Marcia holds the record among our research subjects—11 minutes start to finish—she was the speediest shopper, by far.

3. Bill a.k.a. Wild Bill Colfax, 60 Years Old - Hyperactive, hyper-curious kid in a middle-aged body, listens to classical music and studies quantum physics, sometimes simultaneously

THE PURCHASE: 1960-vintage hand mixer (\$2.99), Maui sweatshirt (\$4.99) and frame holder (\$0.99)

SHOPPER INSIGHTS: "With the frame holder, you can never have too many of those. And the sweatshirt is just a great find. My wife and I visited Maui, and this will remind me of the trip. The old hand mixer is nostalgic for me because my mom had the same one."

THE EXPERIENCE: "I am a regular ARC shopper—I've found hats, shirts, sport coats, serving bowls and more. I learned from the king of thrift, West Colfax Legend Joe Margotte. He had a knack for finding exactly what he was looking for. His secret: patience. (We miss you, Joe!)"

KEY RESEARCH FINDING: This guy likes to shop! He took the longest—1 hour and 11 minutes (six times longer than our octogenarian subject).

4. Adam, 40-something - Mayor of Lakewood, born and raised in Lakewood, experienced the juvenile court system in Lakewood, a closet golfer who readily admits he's "really bad at it"

THE PURCHASE: Rustic royal blue outdoor coffee pot (\$3.99), royal blue square votive candleholder (\$2.49) and chrome & glass salt and pepper grinder (\$3.49)

SHOPPER INSIGHTS: "The first two items

will both be gifts to a creative friend of mine who I know will use them to make something amazing. The salt & pepper grinder is for me. I know I'll use it; I thought it was cool."

THE EXPERIENCE: "Bill and I shopped together. He would take a break from his shopping spree to follow me around with "helpful" suggestions. It was a fun outing, and since we did our shopping on a Saturday, it felt like all of Lakewood was there shopping with us!"

KEY RESEARCH FINDING: The Mayor was a man with a plan. He had a vision for what he wanted, and he got it done.

5. Sage, 23 Years Old - Broke college student, likes The Sims and playing Bingo with older folks, knows the names and locations of all 206 bones in the human body

THE PURCHASE: Teapot that looks like a sewing machine (\$3.99) and a piece of modern art (\$5.99)

SHOPPER INSIGHTS: "This teapot reminds me of my grandmother, and this artwork is rad."

THE EXPERIENCE: "This store has a lot of people's junk. Who knew people had so much stuff! I picked up the teapot in the first two minutes then carried it around to make sure it was the right fit. I got mesmerized in the glass section looking at other peoples' graduation beer steins and a lava lamp. The thing is ... this place is full of everything you want and nothing you need."

KEY RESEARCH FINDING: Sage is whip-smart and insightful. But does she want or need the teapot and the "rad" artwork? More research is needed.

Whether you are a student of anthropology or archeology—or any of the related "ologies," the thrill of thrifting is an experience that everyone can enjoy. It is a study in humanity. Everybody enjoys a new-found treasure, and everybody likes a bargain—even if it's someone else's junk!

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By Tyson McKinney

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