

**2145**

**KIPLING ST**

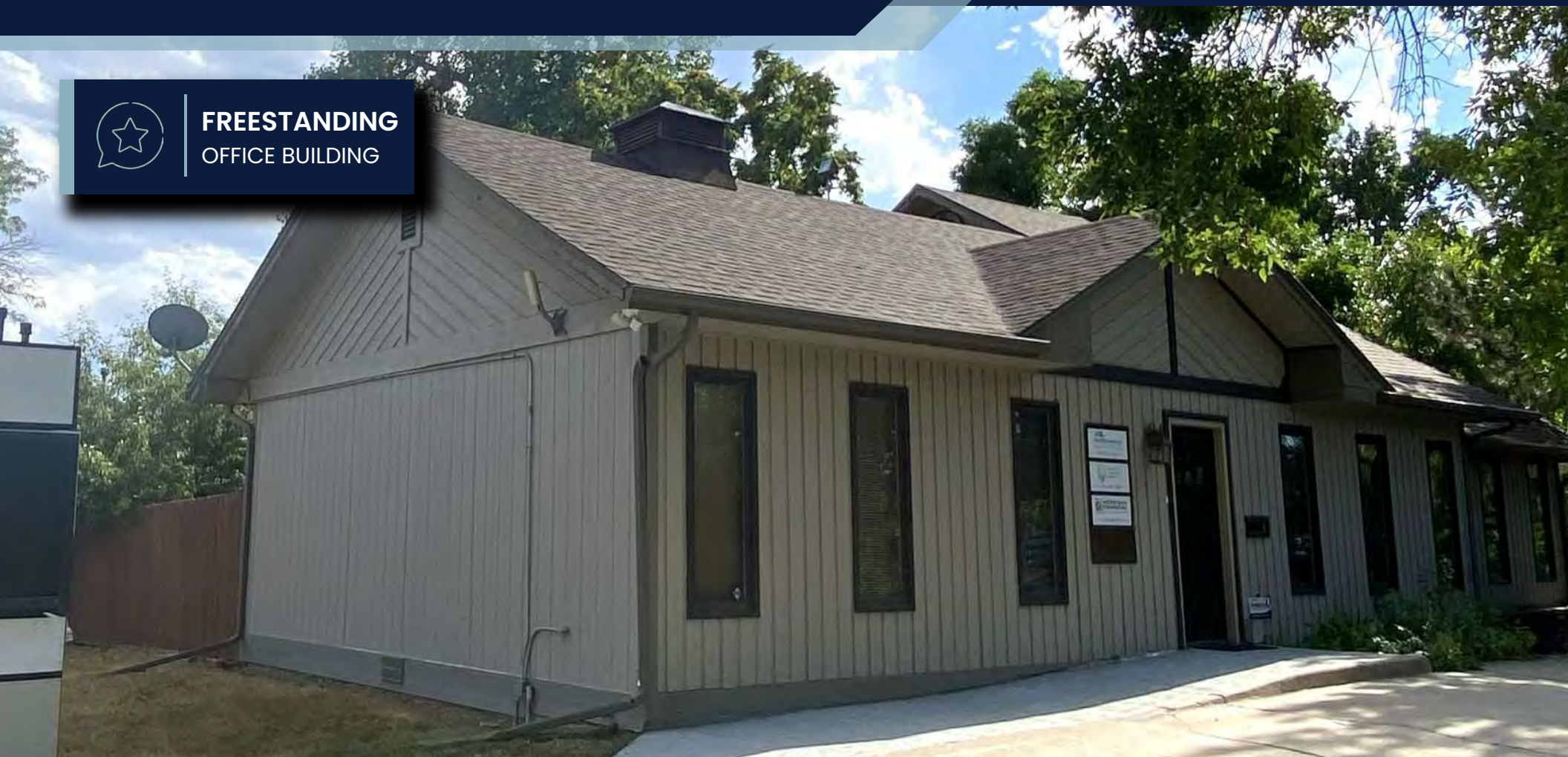
LAKEWOOD, CO 80215

SALE PRICE & LEASE RATE

**\$725,000 • \$14/SF NNN**



**FREESTANDING  
OFFICE BUILDING**



**SAM LEGER**

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**UNIQUE**  
PROPERTIES

TCN  
REAL ESTATE SERVICES

400 S. Broadway | Denver, CO 80209  
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# PROPERTY HIGHLIGHTS

Sale Price	\$725,000
Lease Rate	\$14/SF NNN
Building Size	2,311 SF (555 SF Basement)
Lot Size	0.19 AC
Parking	8 Spaces
Roof Type	Shingles
Year Built	1950
Zoning	M-E-C
Property Taxes (2023)	\$15,030.14



## PROPERTY DESCRIPTION

Unique Properties is pleased to present the opportunity to lease or purchase a standalone office building with monument signage in Lakewood, Colorado. This property offers over 2,300 square feet of office space, ideally located near 21st and Kipling in a rapidly developing area of the city. With proximity to Crown Hill Lake and the newly redeveloped Gold’s Marketplace, the property enjoys high visibility and consistent traffic, providing access to a large and active customer base. Existing tenants demonstrate the building’s strong leasability, making it a great investment opportunity or a perfect fit for an owner-user seeking to occupy part or all of the space.

Situated on a prominent corner in a growing corridor, this property offers excellent potential for businesses looking to expand and thrive.



- Growing area with strong demographics
- Corner lot with high visibility
- Average 2-mile Household Income of \$100,000+
- Median 5-mile home value of \$447,125
- Kipling and 21st traffic counts of 40,000+ VPD

# ADDITIONAL PHOTOS



# ADDITIONAL PHOTOS



# RETAIL MAP



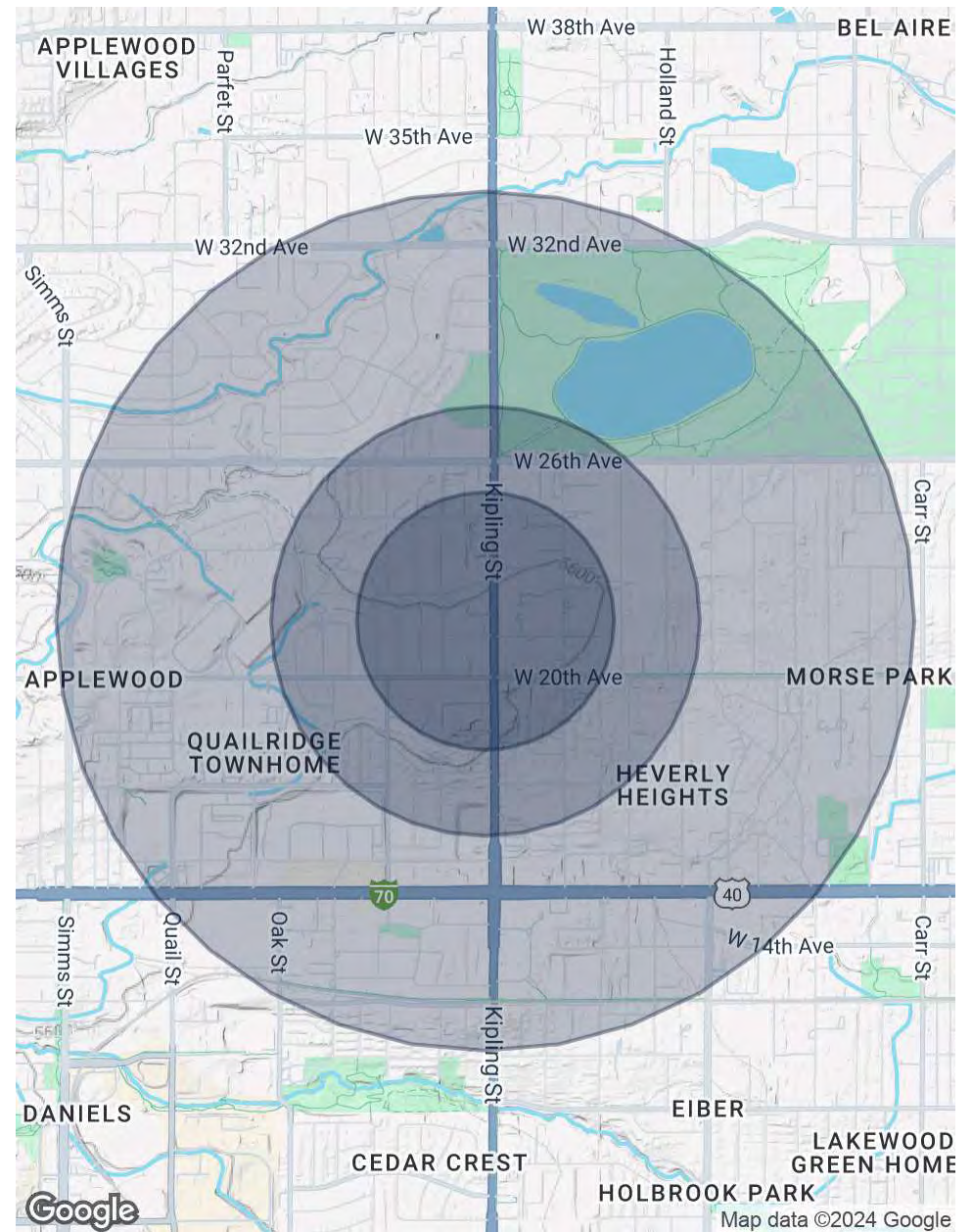
# DEMOGRAPHICS MAP & REPORT

<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	876	2,959	11,614
Average Age	44	44	44
Average Age (Male)	43	43	42
Average Age (Female)	45	45	45

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	400	1,367	5,251
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$97,838	\$98,471	\$103,741
Average House Value	\$720,488	\$702,413	\$674,095

Demographics data derived from AlphaMap





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