

# 1557

## YARROW STREET

LAKEWOOD, CO 80214

SALE PRICE  
**\$2,500,000**



**MARC S. LIPPITT**

CHAIRMAN | PRESIDENT

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*1557 Yarrow Street, Lakewood, CO 80214*

## Team Contacts

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### Unique Properties, Inc

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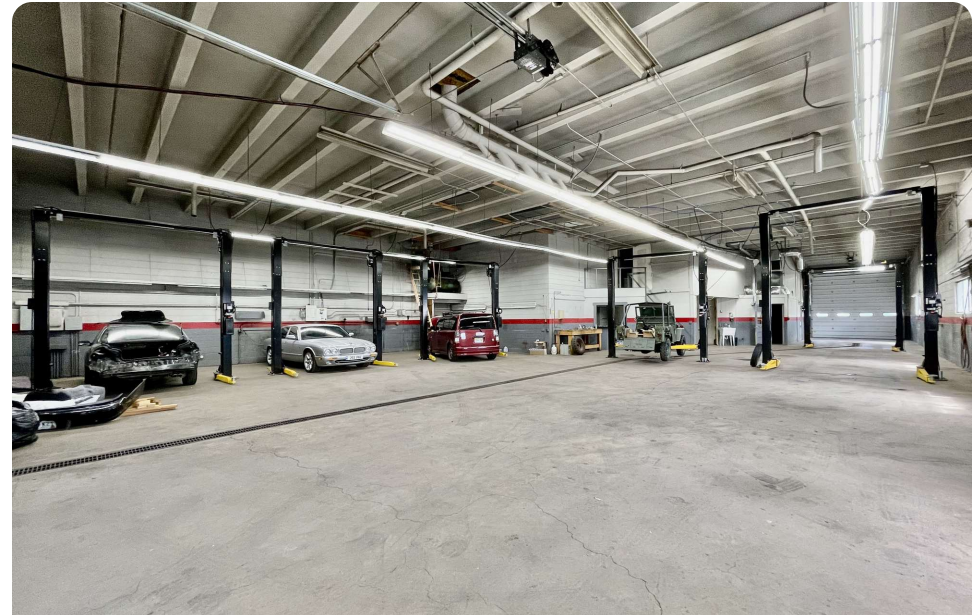
# PROPERTY HIGHLIGHTS

Price:	\$2,500,000
Property Type	\$309.14 PSF

## PROPERTY DESCRIPTION

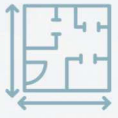
Marc Lippitt and Justin Herman of Unique Properties, Inc, are pleased to present to qualified buyers, the opportunity to purchase 1557 Yarrow Street in Lakewood, Colorado. The property was most recently used as an automotive repair shop. This property is approximately 8,087 square feet, and it is situated on 23,700 square feet of land. 1557 Yarrow Street is zoned M-G-U and provides buyers with a multitude of different uses. The property could be purchased with the adjacent property to the south for a combined price of \$4,500,000. This would give buyers almost 2 acres of land on one of the busiest thoroughfares in Colorado.

- Available to purchase with adjacent property for \$4,500,000
- Potential to combine with adjacent lot for 84,000
- Owner is in the process of subdividing the property.
- Functional automotive property off of Colfax Avenue
- Great location | Close to Wadsworth
- Lifts in the property are negotiable.
- New HVAC | Large Commercial Air Compressor Installed
- Waste Oil Recovery Tank Onsite.
- Flexible M-G-U zoning | 90 ft height limit





# PROPERTY SUMMARY



**8,087**

BUILDING SQ. FT.



**23,700**

LAND SQ. FT.



**2**

STORIES



**1964**

Y.O.C.



**JEFFERSON**

COUNTY



**M-G-U**

ZONING



**THREE (3) 14' x 14'**

DRIVE-IN LOADING DOORS



**16' (TO JOISTS)**

CEILING HEIGHT



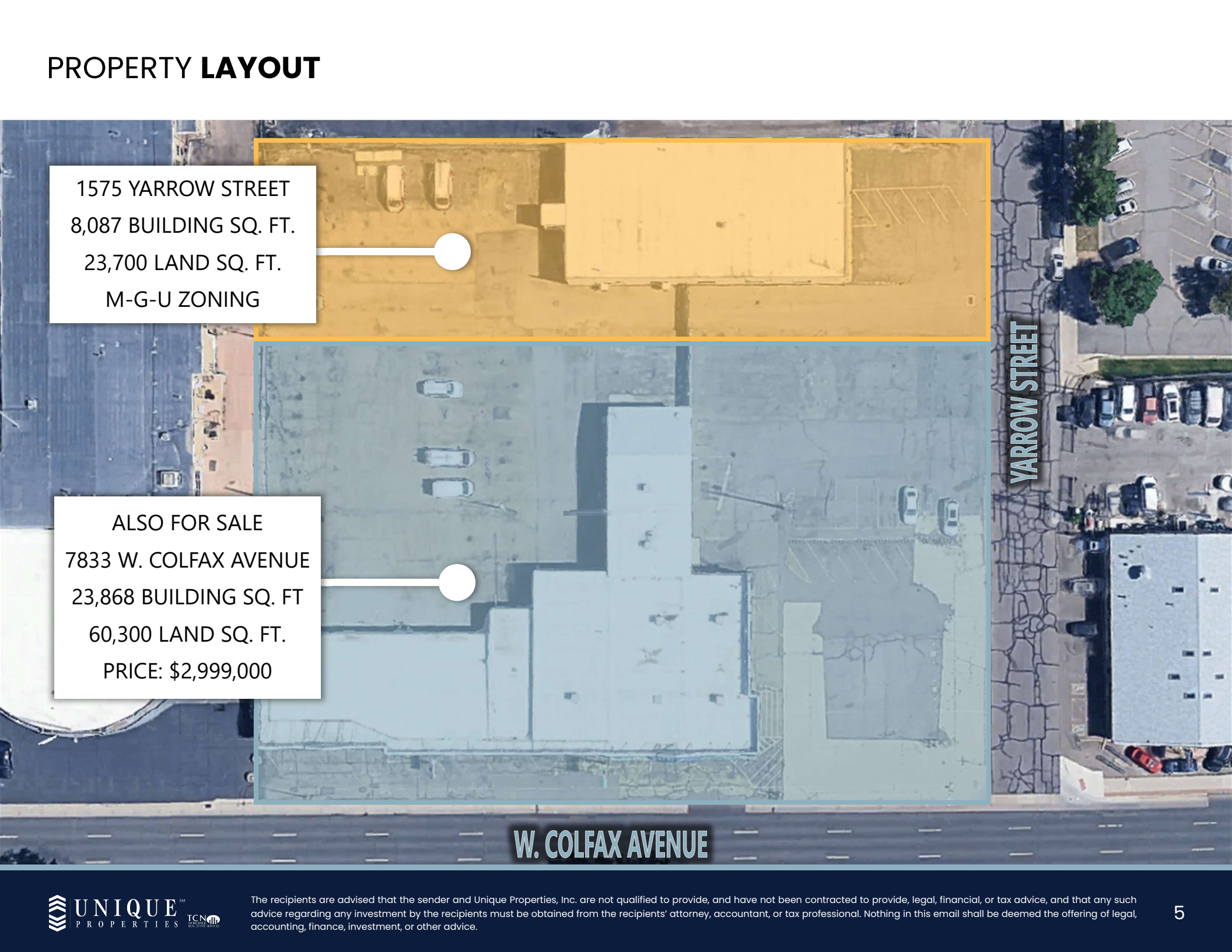
**28,687**

VEHICLES PER DAY (ON COLFAX AVENUE)





# PROPERTY LAYOUT



1575 YARROW STREET  
8,087 BUILDING SQ. FT.  
23,700 LAND SQ. FT.  
M-G-U ZONING

ALSO FOR SALE  
7833 W. COLFAX AVENUE  
23,868 BUILDING SQ. FT  
60,300 LAND SQ. FT.  
PRICE: \$2,999,000

YARROW STREET

W. COLFAX AVENUE

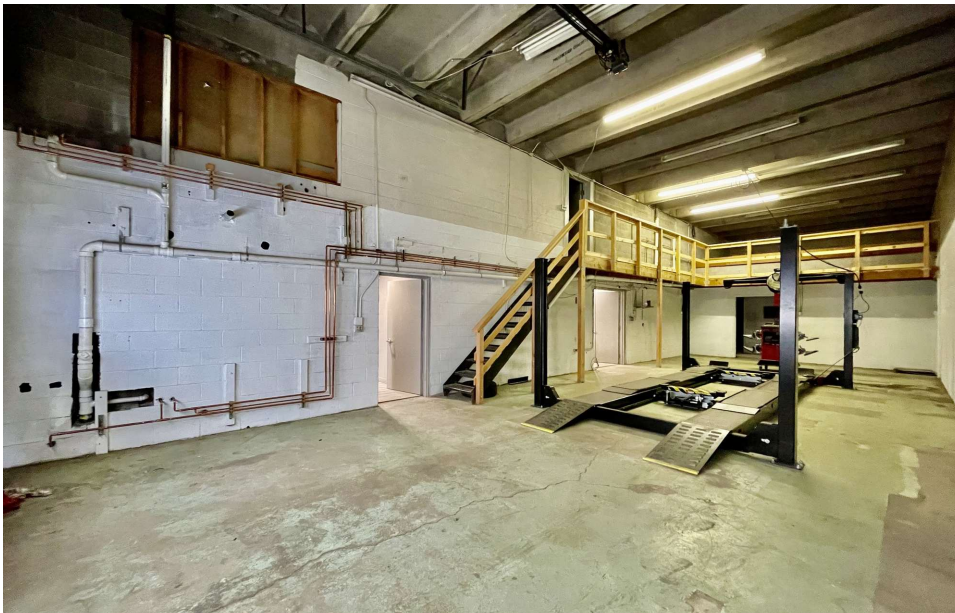
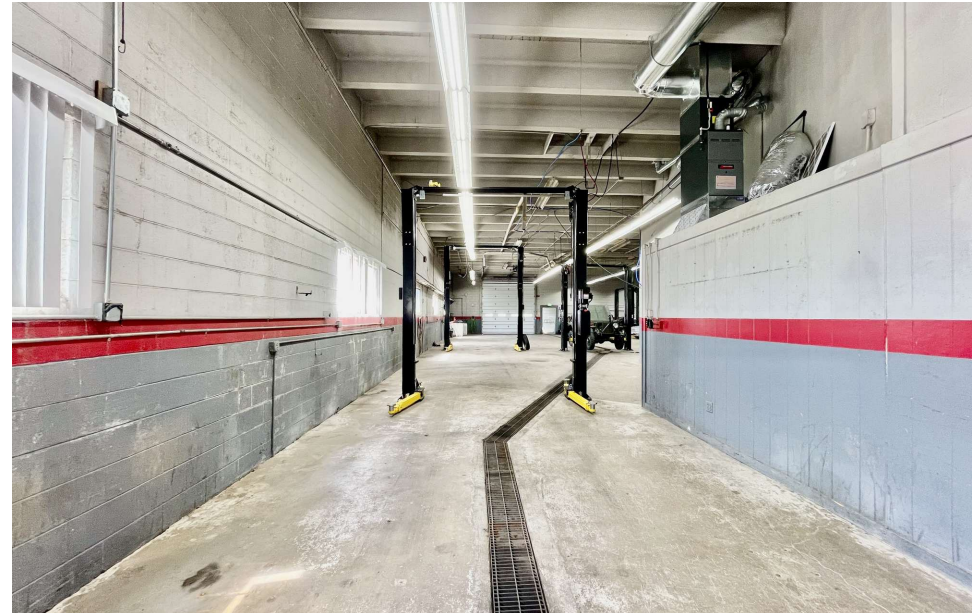


# RETAILER MAP





## ADDITIONAL PHOTOS





# AREA DEMOGRAPHICS

Radius	1 Mile	2 Mile	3 Mile
<b>Population:</b>			
2029 Projection	15,490	57,869	137,076
2024 Estimate	15,606	57,916	137,032
2010 Census	15,576	56,250	135,350
Growth 2024-2029	-0.74%	-0.08%	0.03%
Growth 2020-2024	0.19%	2.96%	1.24%
Median Age	39.00	38.40	38.40
Average Age	40.60	40.00	39.90
<b>2024 Population by Race:</b>			
White	10,152	38,004	89,889
Black	649	1,858	3,808
Am. Indian & Alaskan	289	1,009	2,312
Asian	285	1,189	3,191
Hawaiian & Pacific Island	30	62	91
Other	4,203	15,793	37,741
Hispanic Origin	4,783	17,814	43,354
<b>U.S. Armed Forces:</b>			
	<b>22</b>	<b>26</b>	<b>33</b>
<b>Households:</b>			
2029 Projection	7,021	25,179	59,816
2024 Estimate	7,085	25,228	59,804
2010 Census	7,122	24,633	59,083
Growth 2024-2029	-0.90%	-0.19%	0.02%
Growth 2020-2024	-0.52%	2.42%	1.22%
Owner Occupied	2,544	11,033	28,369
Renter Occupied	4,541	14,195	31,435
<b>2024 Avg Household Income</b>	<b>\$77,023</b>	<b>\$86,131</b>	<b>\$96,886</b>
<b>2024 Med Household Income</b>	<b>\$58,326</b>	<b>\$64,177</b>	<b>\$72,621</b>

Radius	1 Mile	2 Mile	3 Mile
<b>2024 Households by Household Inc:</b>			
<\$25,000	1,559	4,910	10,477
\$25,000 - \$50,000	1,583	5,476	11,442
\$50,000 - \$75,000	1,286	3,913	8,789
\$75,000 - \$100,000	884	3,211	7,508
\$100,000 - \$125,000	472	2,253	6,118
\$125,000 - \$150,000	597	1,788	4,042
\$150,000 - \$200,000	330	1,902	5,606
\$200,000+	374	1,777	5,821
<b>2024 Population by Education:</b>			
Some High School, No Diploma	1,277	4,586	10,098
High School Grad (Incl Equivalency)	2,940	10,407	22,401
Some College, No Degree	3,647	12,619	27,087
Associate Degree	821	3,236	7,346
Bachelor Degree	2,493	10,421	27,561
Advanced Degree	1,460	5,088	15,242
<b>2024 Population by Occupation</b>			
Real Estate & Finance	751	2,603	6,219
Professional & Management	4,782	17,684	48,992
Public Administration	232	1,262	2,922
Education & Health	1,606	6,154	15,468
Services	1,499	5,298	12,410
Information	188	696	1,914
Sales	1,588	6,263	15,108
Transportation	631	2,080	4,301
Retail	1,072	3,670	7,977
Wholesale	160	695	1,904
Manufacturing	699	2,612	5,537
Production	1,130	4,124	8,172
Construction	1,035	3,366	6,739
Utilities	349	1,302	3,329
Agriculture & Mining	129	593	1,301
Farming, Fishing, Forestry	36	241	501
Other Services	412	1,294	4,079





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