

1805

KIPLING ST

LAKEWOOD, CO 80215

FOR SALE

\$2,200,000



ALSO FOR LEASE

\$27.50 MG



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 **UNIQUE**
PROPERTIES



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PROPERTY HIGHLIGHTS

Address	1805 Kipling St Lakewood, CO 80215
Building Size	10,800 SF
Lot Size	0.91 Acres
Taxes (2025)	\$41,044
Parking	4:1,000
Zoning	M-E-U
Year Built	1976

PROPERTY DESCRIPTION

1805 Kipling St offers a rare opportunity to acquire a well maintained 10,800 SF medical office building in the high demand Crown Hill submarket, ideally positioned between Downtown Denver and the western foothills. The property features ±5,124 SF of immediate vacancy, including a primary reception area with expansion potential to full occupancy.

Well suited for medical or office use, the building offers strong flexibility, near-term upside through lease-up or owner-user expansion, and a highly desirable location in a constrained submarket.

- Prime Lakewood Location with strong access, visibility, and surrounding amenities
- 10,800 SF Building with flexible multi-tenant or single-user configuration
- Immediate Vacancy of ±5,124 SF
- Recent capital improvements include; a new roof, breezeway, and skylights (2017–2018) and a new water heater (2023), supporting long-term operational stability. Additional features include ADA-accessible first floor, employee shower, large basement storage, and durable masonry construction.
- All treatment rooms include plumbing and exam table



INCOME STATEMENT

INCOME / RENT ROLL	Y1 ACTUAL	Y1 PROFORMA	Y2 PROFORMA	Y3 PROFORMA	Y4 PROFORMA
Tenant 1 - 3,964 RSF - exp. 6/2027	\$116,938.00	\$116,938.00	\$120,446.14	\$124,059.52	\$127,781.31
Tenant 2 - 1,108 RSF - exp. 6/2027	\$32,686.00	\$32,686.00	\$33,666.58	\$34,676.58	\$35,716.87
Tenant 3 - 396 RSF - MTM	\$9,600.00	\$11,682.00	\$12,032.46	\$12,393.43	\$12,765.24
Tenant 4 - 208 RSF - MTM	\$6,600.00	\$6,136.00	\$6,320.08	\$6,509.68	\$6,704.97
Vacant / Leaseable 5,124 RSF (\$27.50 MG)	\$0.00	\$140,910.00	\$145,137.30	\$149,491.42	\$153,976.16
Potential Gross Income	\$165,824.00	\$308,352.00	\$317,602.56	\$327,130.64	\$336,944.56
less Market Vacancy (11%)		\$33,918.72	\$34,936.28	\$35,984.37	\$37,063.90
Effective Gross Income	\$165,824.00	\$274,433.28	\$282,666.28	\$291,146.27	\$299,880.65
Operating Expenses (3% annual escalation)					
Property Taxes (payable 2026)	\$41,044.00	\$41,044.00	\$42,275.32	\$43,543.58	\$44,849.89
Property/Liability Insurance	\$12,387.00	\$12,387.00	\$12,758.61	\$13,141.37	\$13,535.61
Utilities	\$20,579.00	\$20,579.00	\$21,196.37	\$21,832.26	\$22,487.23
Janitorial	\$13,800.00	\$13,800.00	\$14,214.00	\$14,640.42	\$15,079.63
Repairs/Maint. (Proforma)	\$8,697.00	\$8,697.00	\$8,957.91	\$9,226.65	\$9,503.45
Trash	\$4,067.00	\$4,067.00	\$4,189.01	\$4,314.68	\$4,444.12
Snow Removal	\$2,700.00	\$2,700.00	\$2,781.00	\$2,864.43	\$2,950.36
Property Management (4%)	\$6,632.96	\$12,334.08	\$12,704.10	\$13,085.23	\$13,477.78
Total Operating Expenses	\$109,906.96	\$115,608.08	\$119,076.32	\$122,648.61	\$126,328.07
Net Operating Income	\$55,917.04	\$158,825.20	\$163,589.96	\$168,497.65	\$173,552.58
Capitalization Rate	2.54%	7.22%	7.44%	7.66%	7.89%

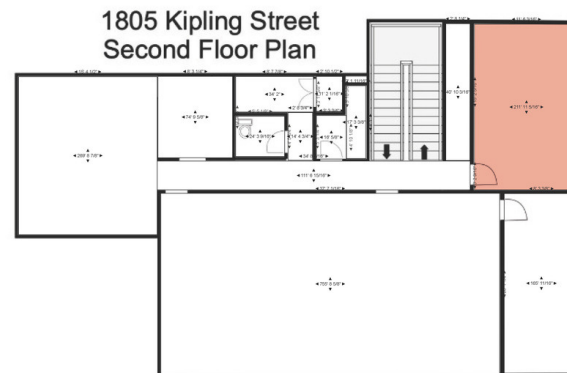
*Assumes 3% annual escalations

ADDITIONAL PHOTOS



FLOOR PLANS

- RED: OCCUPIED THROUGH JUNE 2027
- YELLOW: CAN STAY, OR VACATE
- WHITE: AVAILABLE

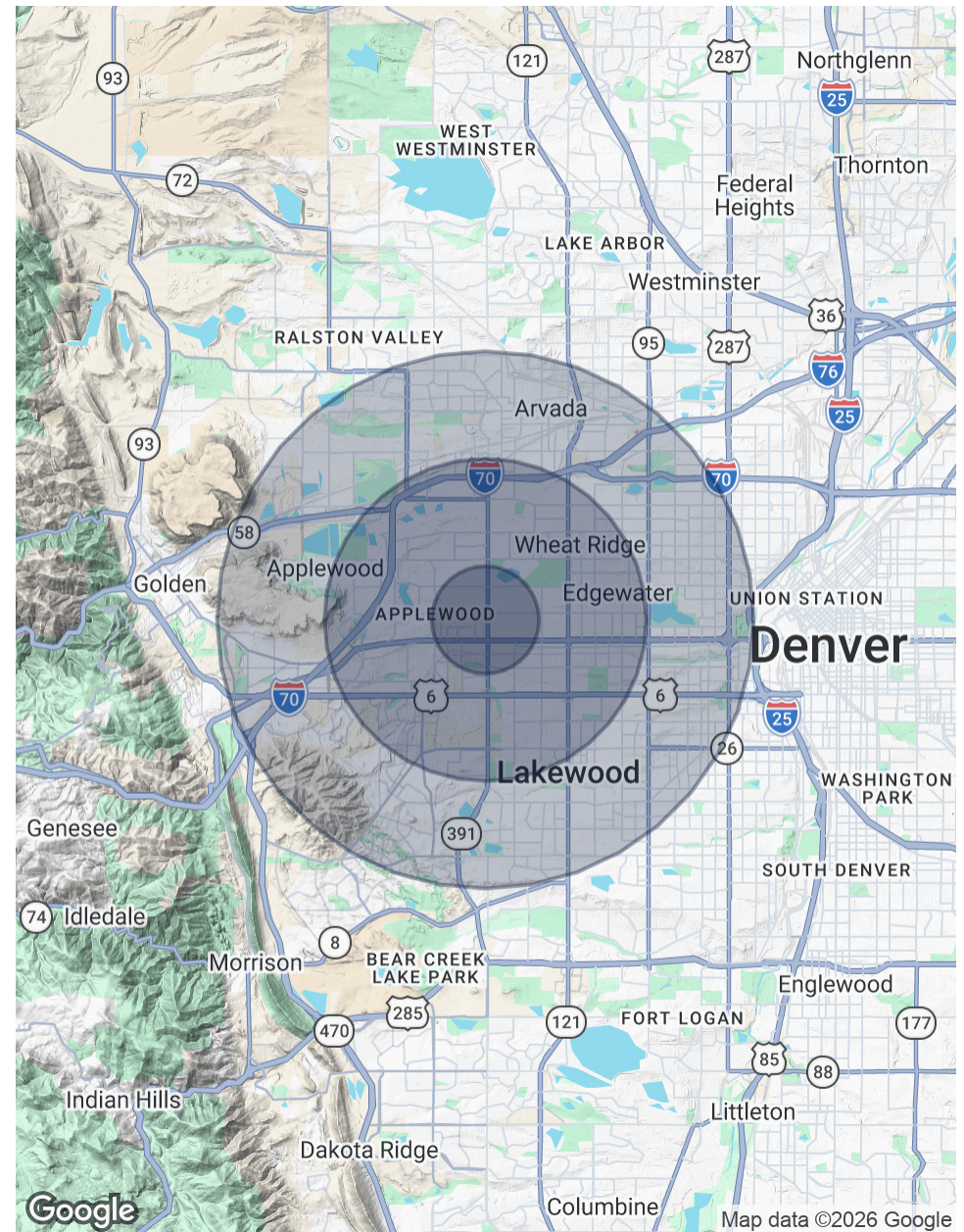


DEMOGRAPHICS MAP & REPORT

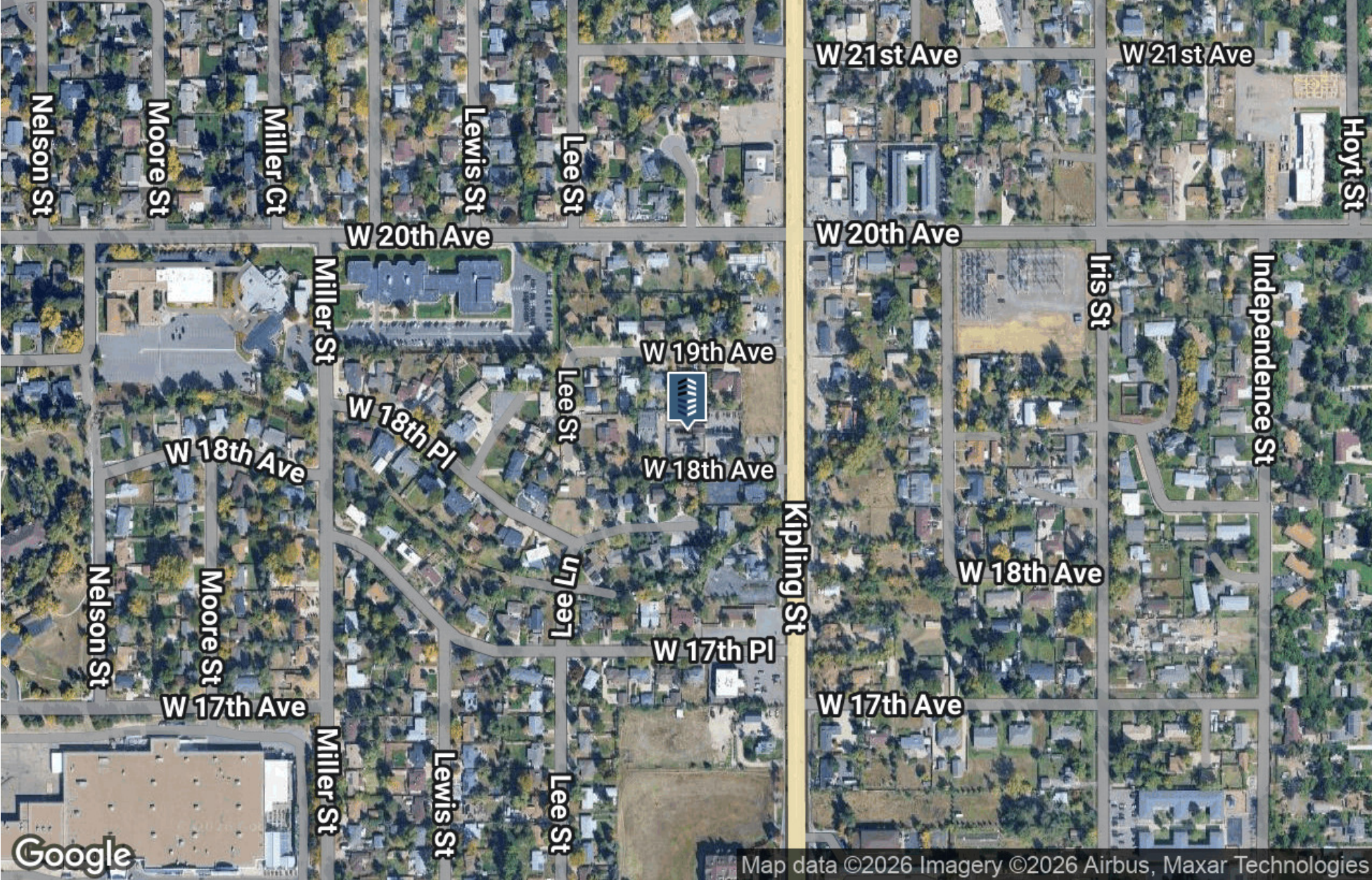
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,449	99,730	310,470
Average Age	38.2	39.7	38.6
Average Age (Male)	35.5	38.8	38.1
Average Age (Female)	44.0	41.2	39.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,067	45,151	137,408
# of Persons per HH	2.3	2.2	2.3
Average HH Income	\$98,360	\$111,384	\$118,855
Average House Value	\$568,303	\$582,485	\$601,686

2023 American Community Survey (ACS)



LOCATION MAP





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