



12600 W. Cedar Dr.
Lakewood, CO 80228





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LAKEWOOD, CO 80228

EXCLUSIVELY PRESENTED BY:



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Straight Line Commercial Real Estate

12860 W 16th Dr
Golden, CO 80401

Office: (303) 489-6126
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PROPERTY SUMMARY

Offering Price	\$3,500,000.00
Building SqFt	14,609 SqFt
Year Built	1968
Year Renovated	2024
Lot Size (acres)	1.01
Parcel ID	49-083-00-007
Zoning Type	Commercial
County	Jefferson
Tax Amount	\$23,784.26

INVESTMENT SUMMARY

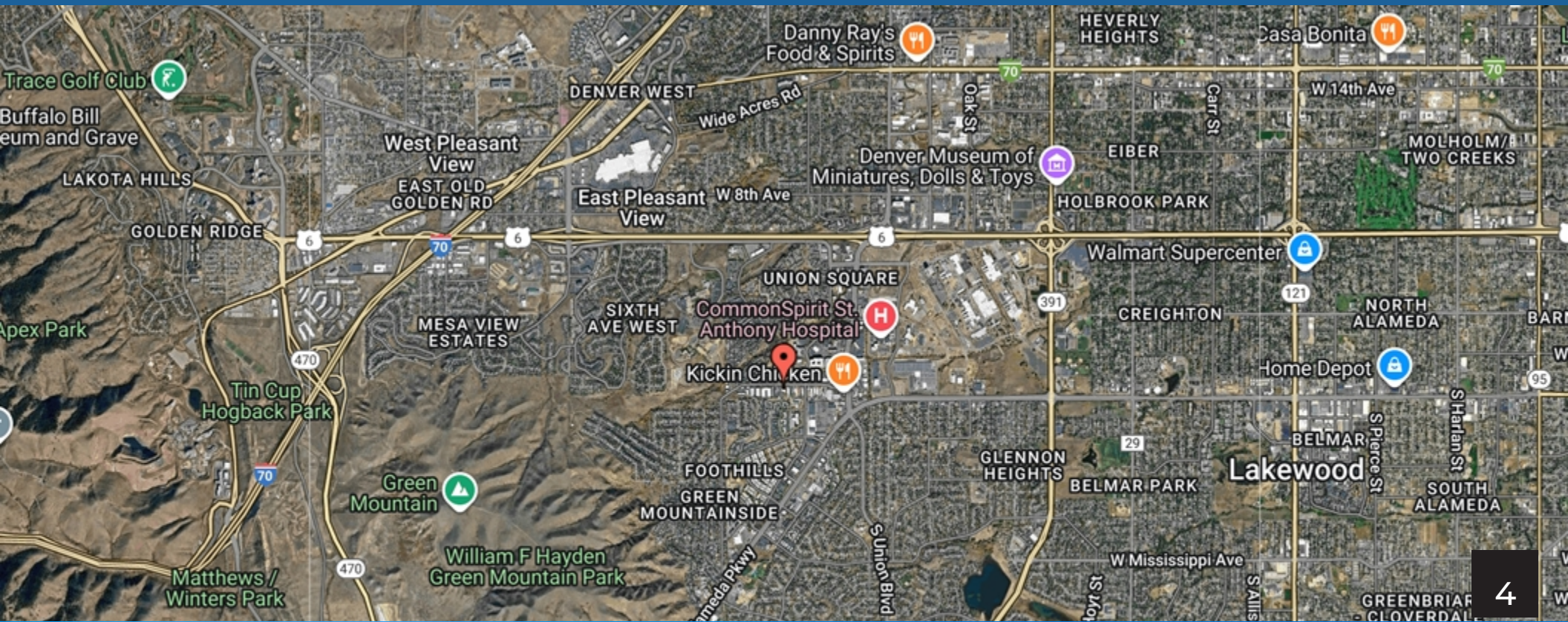
Straight Line Commercial Real Estate is proud to present 12600 W. Cedar Drive in Lakewood, CO—a fully occupied, single-tenant net-leased (STNL) asset. This stabilized investment offers a rare opportunity to acquire a high-quality, recently renovated property located in one of the most supply-constrained submarkets on Denver’s west side. The tenant, backed by a corporate guarantee from a national company, is in the first year of a five-year lease with two additional five-year renewal options. This offering represents an exceptional opportunity for investors, particularly those seeking a 1031 exchange.

Please inquire for financial information.



INVESTMENT HIGHLIGHTS

- National credit Tenant with corporate guaranty.
- Completely renovated in 2024 with new interior finishes, new lighting, new chiller and boiler and a new security system. Landscaping project is currently underway. .
- NNN lease, however Landlord only responsible for foundation, roof and exterior walls.
- Two Ingress/Egress Points.
- The property sits on a 1.01 Acre secured lot with 31 striped parking spaces.





TENANT INFORMATION

- NationScapes is a lawn care and sprinkler company serving residential property owners in the Denver metro and surrounding areas. Since 1947, they have provided exceptional customer service and continue to build ongoing relationships while ensuring quality with all their services.

NationScapes is owned by Perennial Service Group (PSG), a national market-leading group of home services providers in the lawncare, pest control, plant healthcare, landscaping, arbor and irrigation industries. PSG currently operates across 15 states with 34 brands and more than 1,700 employees. PSG is financially backed by Tenex Capital Management who has raised and deployed more than \$4 billion dollars across four (4) funds since 2011.

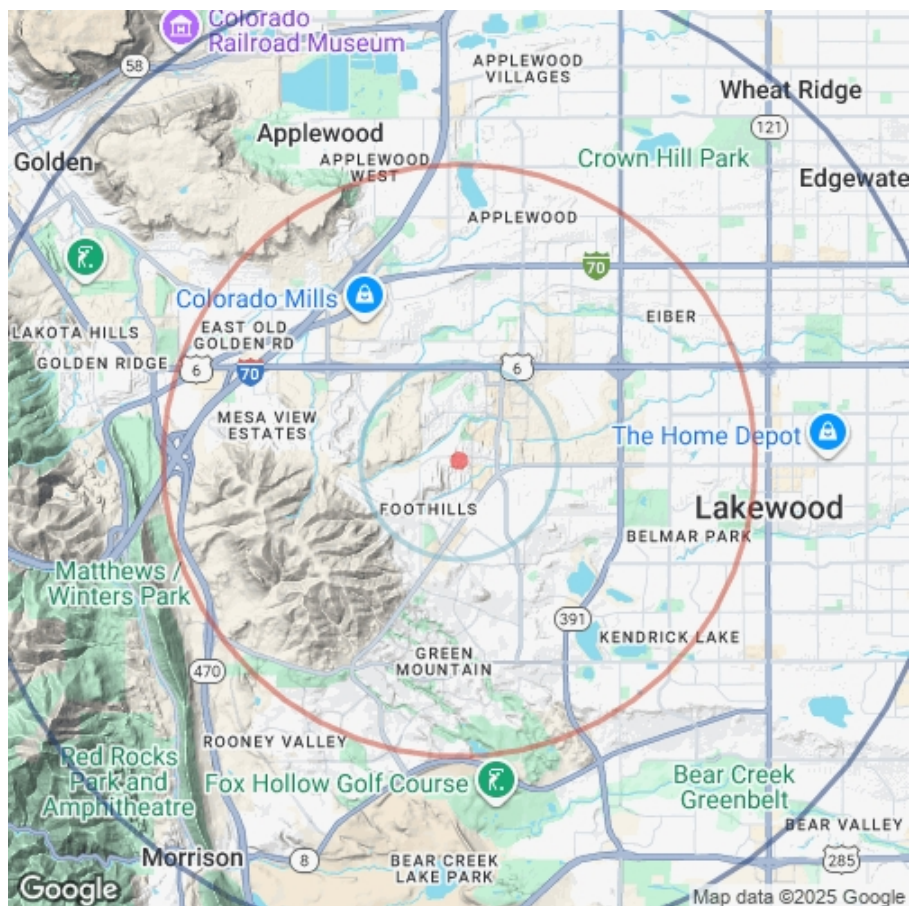
The building is used for local landscape operations as well as to house PSG corporate resources including executive management and a centralized inbound sales team that supports sales operations coast-to-coast for all PSG subsidiaries.





DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	15,753	82,312	196,369
2010 Population	14,862	79,142	194,680
2025 Population	16,726	86,676	219,060
2030 Population	17,118	88,030	223,705
2025-2030 Growth Rate	0.46 %	0.31 %	0.42 %
2025 Daytime Population	21,737	98,730	220,585

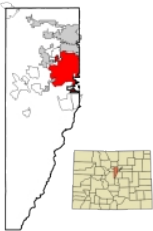


2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	400	1,534	5,543
\$15000-24999	244	1,214	3,743
\$25000-34999	355	1,803	5,248
\$35000-49999	552	2,427	7,141
\$50000-74999	1,990	6,160	14,401
\$75000-99999	1,458	5,495	12,717
\$100000-149999	1,588	7,306	16,565
\$150000-199999	799	4,906	10,940
\$200000 or greater	767	6,207	15,306
Median HH Income	\$ 82,346	\$ 99,361	\$ 92,803
Average HH Income	\$ 104,512	\$ 131,020	\$ 127,156

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	7,481	34,446	81,115
2010 Total Households	7,312	34,443	82,152
2025 Total Households	8,153	37,052	91,610
2030 Total Households	8,350	37,646	93,446
2025 Average Household Size	2.04	2.3	2.34
2025 Owner Occupied Housing	3,335	22,554	51,459
2030 Owner Occupied Housing	3,447	23,132	53,502
2025 Renter Occupied Housing	4,818	14,498	40,151
2030 Renter Occupied Housing	4,903	14,514	39,944
2025 Vacant Housing	699	2,076	5,374
2025 Total Housing	8,852	39,128	96,984

ABOUT LAKEWOOD

Lakewood is the home rule municipality that is the most populous municipality in Jefferson County, Colorado, United States. The city population was 155,984 at the 2020 U.S. Census, making Lakewood the fifth most populous city in Colorado and the 167th most populous city in the United States. Lakewood is a suburb of Denver and is a principal city of the Denver–Aurora–Lakewood, CO Metropolitan Statistical Area and a major city of the Front Range Urban Corridor.



CITY OF LAKEWOOD

COUNTY JEFFERSON

AREA

CITY 44.6 SQ MI

LAND 43.5 SQ MI

WATER 1.2 SQ MI

ELEVATION 5518 FT

POPULATION

TOTAL POPULATION 157,000



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PLEASE CONTACT THE STRAIGHT LINE COMMERCIAL REAL ESTATE
ADVISOR FOR MORE DETAILS.**