

FOR SALE - 1,587 SF OFFICE/MEDICAL/RETAIL ON 0.47 ACRES

OWNER USER OR REDEVELOPMENT OPPORTUNITY
FLEXIBLE M-C-T ZONING

7700 W 14TH AVENUE
LAKEWOOD, CO 80214



TRANSWORLD®
Commercial Real Estate



5261 Quebec Street, Suite 200
Greenwood Village, Colorado 80111



TRANSWORLD®
Commercial Real Estate

PRESENTED BY:

PHIL KUBAT
Principal & Managing Broker
office: (720) 909-8557
cell: (303) 981-1936
phil@transworldcre.com
CO - ER100016698, TX - 759206

JASON STARTARI
Listing Broker
office: 720-729-0551
jason@transworldcre.com
FA.100092989

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

TABLE OF CONTENTS

1 - Section Page 1

Property Summary 4

SECTION II - Photos

Property Photos 6

SECTION III - Maps / Demographics

Location Maps 12

Business Map 13

zoning and development opportunities 14

Demographics 15

listing broker 16

PHIL KUBAT

PRINCIPAL & MANAGING BROKER

O: (720) 909-8557

C: (303) 981-1936

phil@transworldcre.com

CO - ER100016698, TX - 759206

JASON STARTARI

LISTING BROKER

O: 720-729-0551

jason@transworldcre.com

FA.100092989

Section Page 1

1

PROPERTY SUMMARY

PROPERTY SUMMARY

OWNER USER OR REDEVELOPMENT OPPORTUNITY

7700 West 14th Avenue | Lakewood, CO 80214



Design Highlights

Current Use:	Office
Price:	\$599,000
Available SF:	1,587
Stories:	1
Lease Rate:	Inquire with Broker
Lot Size:	0.47 Acres
Topography:	Level
Year Built:	1967
Construction:	Frame
HVAC:	Yes
Parking Spaces:	15
# Exam Rooms / Offices:	6
Zoning:	M-C-T, Lakewood

Property Overview

Located at 7700 W 14th Avenue, Lakewood - this 1,587 SF freestanding building was formerly a dental office and offers exceptional flexibility for a variety of future uses. The existing layout is well-suited for continued medical or professional office occupancy, while the prominent standalone presence also make it an attractive option for retail users seeking visibility and accessibility. The current layout features four exam rooms, reception office with waiting room, two private offices, two half baths, employee lounge, and utility closet. The large, 0.47-acre parcel is zoned Mixed Use Core Transit in Lakewood (M-C-T), presenting a compelling redevelopment opportunity as well, allowing investors and owner-users to capitalize on its versatile zoning and sizable lot to reimagine the site for long-term value. **PRICED TO SELL!**

Location Overview

Near the heavily-traveled intersection of Wadsworth and Colfax in Lakewood, and just across the street from the RTD Light Rail Station and Park/Ride. Several new TOD projects underway nearby.

SECTION II

Photos



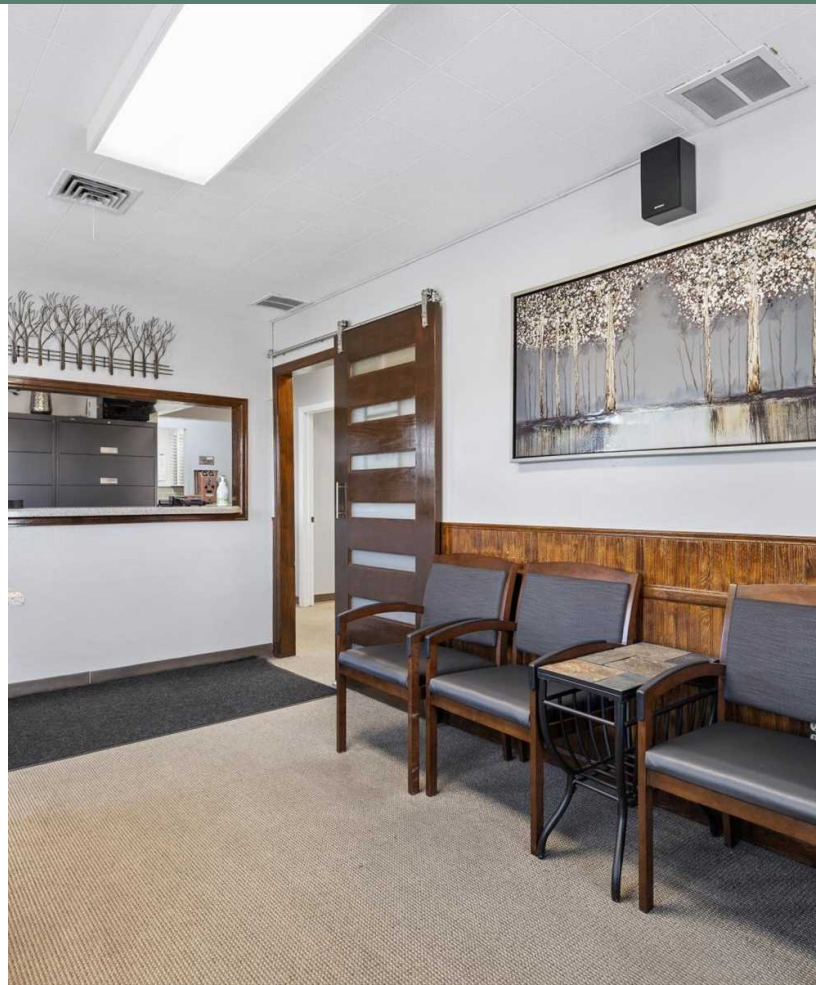
PROPERTY PHOTOS

OWNER USER OR REDEVELOPMENT OPPORTUNITY
7700 West 14th Avenue | Lakewood, CO 80214



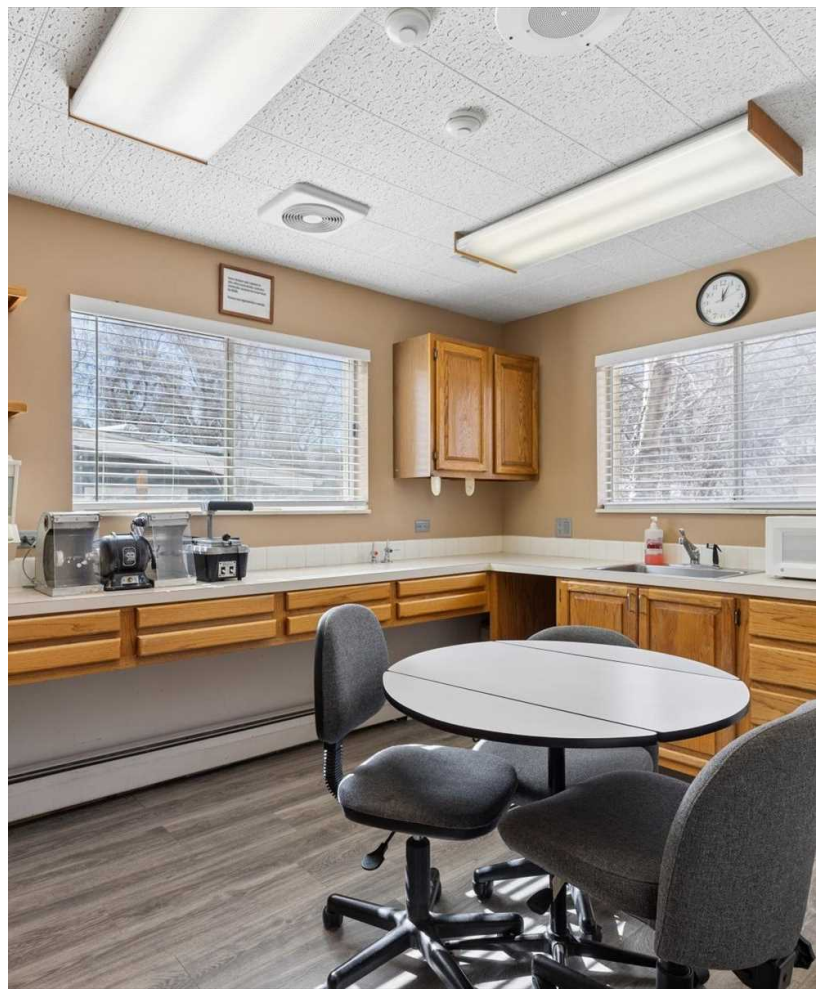
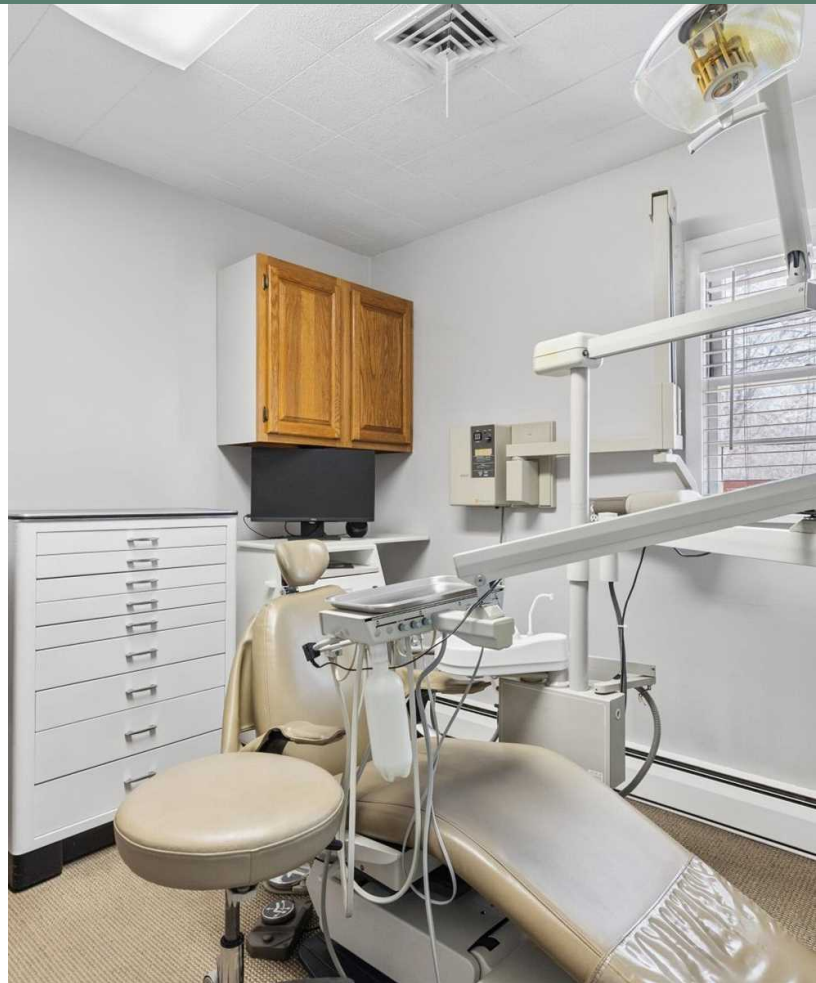
PROPERTY PHOTOS

OWNER USER OR REDEVELOPMENT OPPORTUNITY
7700 West 14th Avenue | Lakewood, CO 80214



PROPERTY PHOTOS

OWNER USER OR REDEVELOPMENT OPPORTUNITY
7700 West 14th Avenue | Lakewood, CO 80214



PROPERTY PHOTOS

OWNER USER OR REDEVELOPMENT OPPORTUNITY
7700 West 14th Avenue | Lakewood, CO 80214



PROPERTY PHOTOS

OWNER USER OR REDEVELOPMENT OPPORTUNITY

7700 West 14th Avenue | Lakewood, CO 80214

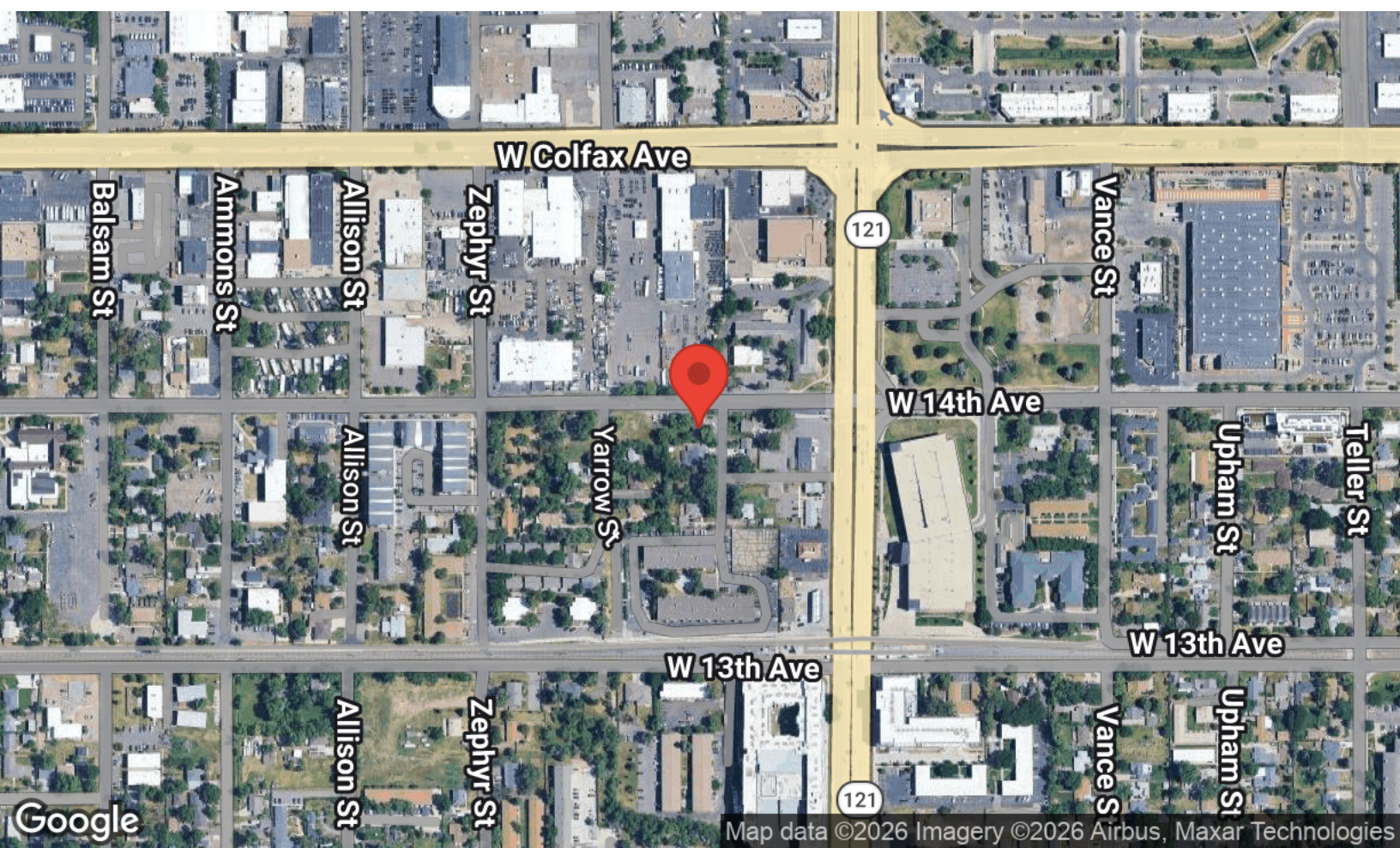


SECTION III

Maps / Demographics

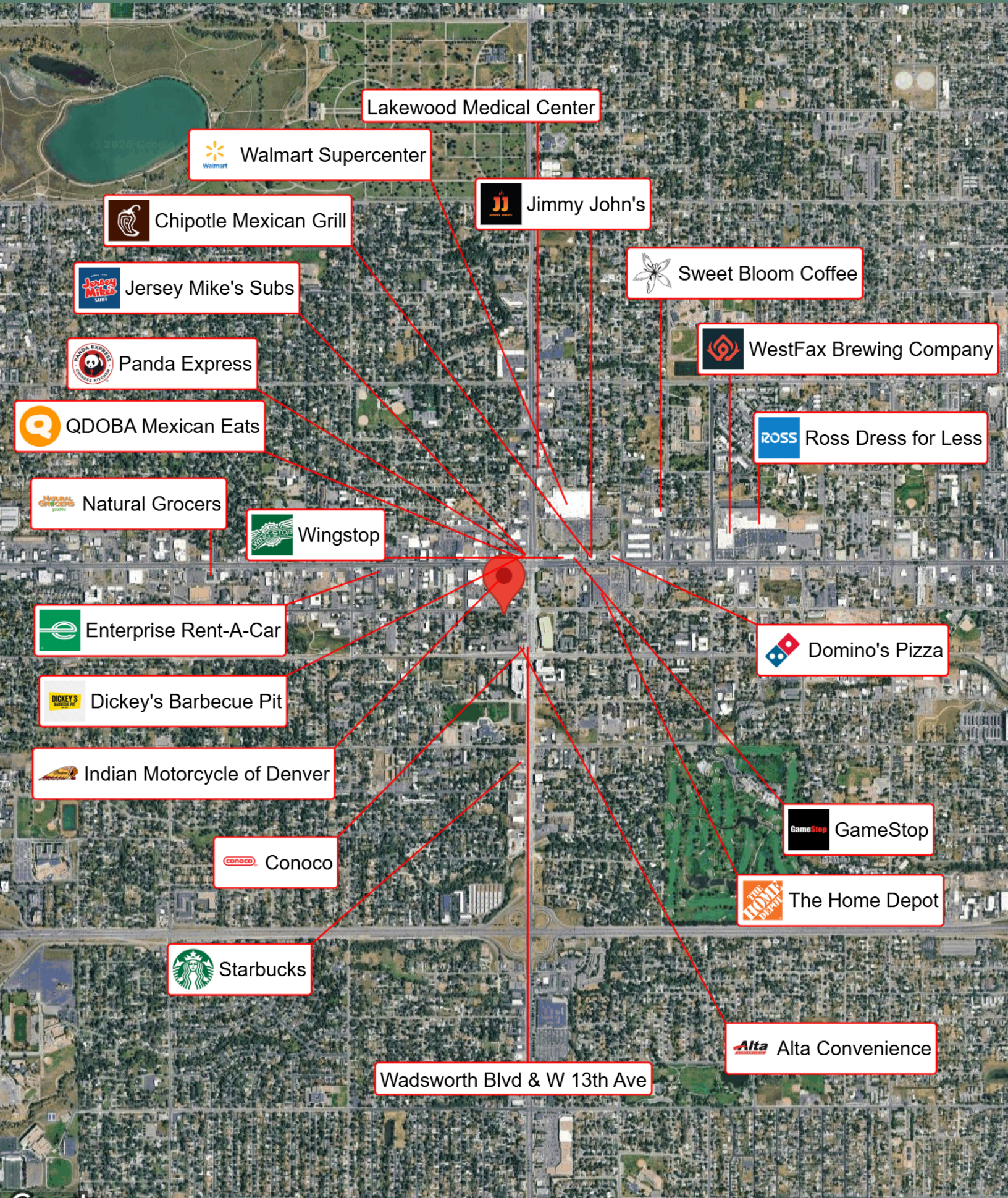


7700 West 14th Avenue | Lakewood, CO 80214



BUSINESS MAP

OWNER USER OR REDEVELOPMENT OPPORTUNITY
7700 West 14th Avenue | Lakewood, CO 80214



Lakewood Medical Center



Walmart Supercenter



Chipotle Mexican Grill



Jimmy John's



Sweet Bloom Coffee



WestFax Brewing Company



Ross Dress for Less



Domino's Pizza



GameStop



The Home Depot



Alta Convenience

Wadsworth Blvd & W 13th Ave



Starbucks



Conoco



Indian Motorcycle of Denver



Dickey's Barbecue Pit



Enterprise Rent-A-Car



Wingstop



Natural Grocers



QDOBA Mexican Eats



Panda Express



Jersey Mike's Subs



Chipotle Mexican Grill



Jimmy John's



Sweet Bloom Coffee



WestFax Brewing Company



Ross Dress for Less



Domino's Pizza



GameStop



The Home Depot



Alta Convenience

Wadsworth Blvd & W 13th Ave



Starbucks



Conoco



Indian Motorcycle of Denver



Dickey's Barbecue Pit



Enterprise Rent-A-Car



Wingstop



Natural Grocers



QDOBA Mexican Eats



Panda Express



Jersey Mike's Subs



Chipotle Mexican Grill



Jimmy John's



Sweet Bloom Coffee



WestFax Brewing Company



Ross Dress for Less



Domino's Pizza



GameStop



The Home Depot



Alta Convenience

Wadsworth Blvd & W 13th Ave



Starbucks



Conoco



Indian Motorcycle of Denver



Dickey's Barbecue Pit



Enterprise Rent-A-Car



Wingstop



Natural Grocers



QDOBA Mexican Eats



Panda Express



Jersey Mike's Subs



Chipotle Mexican Grill



Jimmy John's



Sweet Bloom Coffee



WestFax Brewing Company



Ross Dress for Less



Domino's Pizza



GameStop



The Home Depot



Alta Convenience

Wadsworth Blvd & W 13th Ave



Starbucks



Conoco



Indian Motorcycle of Denver



Dickey's Barbecue Pit



Enterprise Rent-A-Car



Wingstop



Natural Grocers



QDOBA Mexican Eats



Panda Express



Jersey Mike's Subs



Chipotle Mexican Grill



Jimmy John's



Sweet Bloom Coffee



WestFax Brewing Company



Ross Dress for Less



Domino's Pizza



GameStop



The Home Depot



Alta Convenience

Wadsworth Blvd & W 13th Ave



Starbucks



Conoco



Indian Motorcycle of Denver



Dickey's Barbecue Pit



Enterprise Rent-A-Car



Wingstop



Natural Grocers



QDOBA Mexican Eats



Panda Express



Jersey Mike's Subs



Chipotle Mexican Grill



Jimmy John's



Sweet Bloom Coffee



WestFax Brewing Company



Ross Dress for Less



Domino's Pizza



GameStop



The Home Depot



Alta Convenience

Wadsworth Blvd & W 13th Ave



Starbucks



Conoco



Indian Motorcycle of Denver



Dickey's Barbecue Pit



Enterprise Rent-A-Car



Wingstop



Natural Grocers



QDOBA Mexican Eats



Panda Express



Jersey Mike's Subs



Chipotle Mexican Grill



Jimmy John's



Sweet Bloom Coffee



WestFax Brewing Company



Ross Dress for Less



Domino's Pizza



GameStop



The Home Depot



Alta Convenience

Wadsworth Blvd & W 13th Ave



Starbucks



Conoco



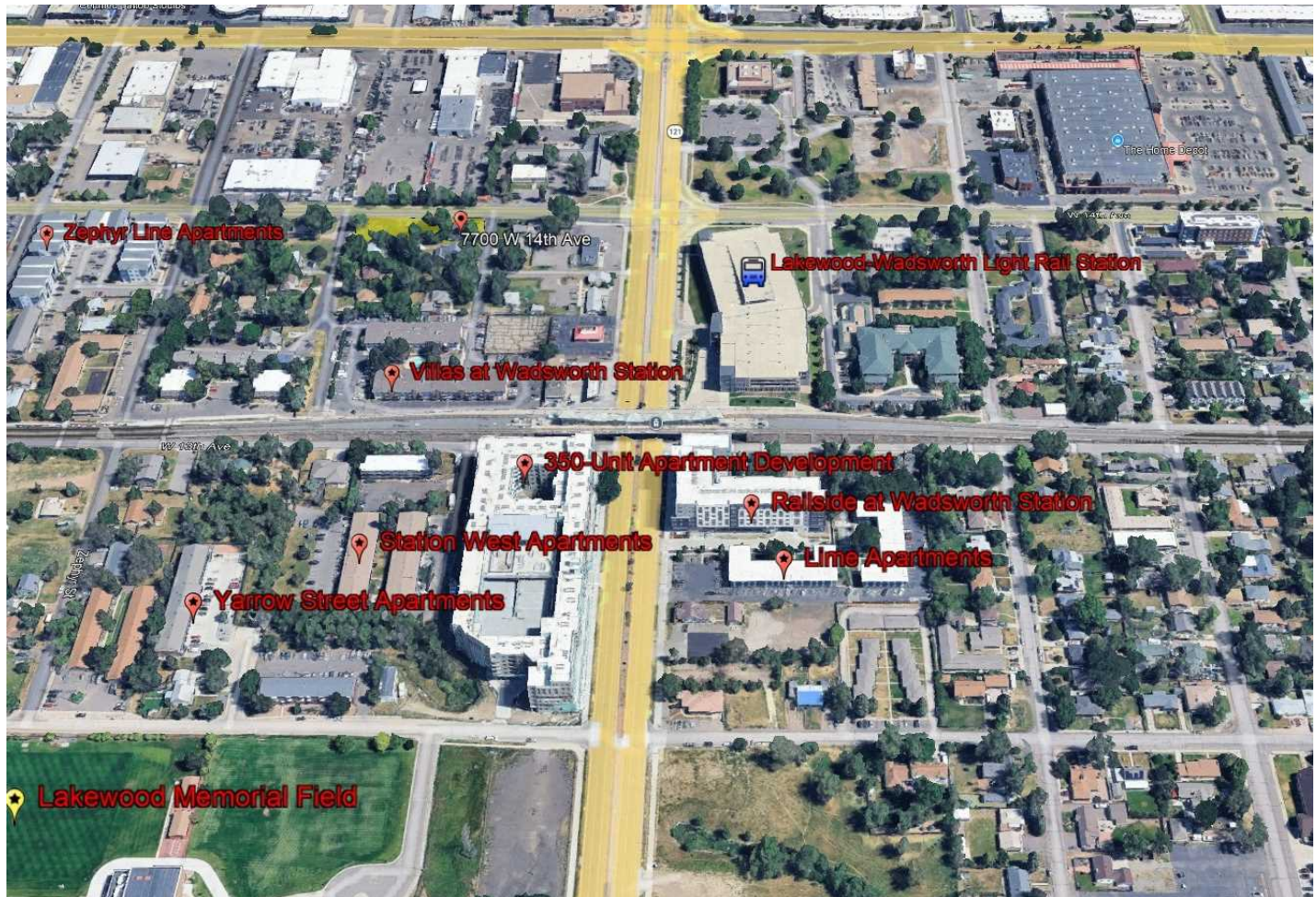
Indian Motorcycle of Denver



ZONING AND DEVELOPMENT OPPORTUNITIES

0.47 Acres / MCT Zoning

7700 West 14th Avenue | Lakewood, CO 80214



Development Opportunities

- Close proximity to the Lakewood-Wadsworth Light Rail Station and Park/Ride
- Several transit-oriented developments nearby, including Railside at Wadsworth Station and a 350-unit apartment building (currently under construction)
- Zoning: Mixed-Use Core Transit (M-C-T)
- Possible uses include: Attached Dwelling Unit, Multifamily, Group Home, Group Residential Facility, Bar, Club, Lodge, or Service Organization, Day Care Facility, Adult or Child, Entertainment Facility, Indoor, Fitness or Athletic Facility, Private, Gallery or Studio, Hotel, Motor Vehicle Sales, Indoor, Office, Parking, Stand-Alone, Structured, Personal Service, Restaurant, Horticulture, Retail, Community Building, Park, Religious Institution, School, Public or Private, Transportation Facility, University or College, Utility Facility, Home Business, Major, Wireless Communications Facility, Stealth, New Freestanding Structure ≤ 60 ft. in height

DEMOGRAPHICS

OWNER USER OR REDEVELOPMENT OPPORTUNITY

7700 West 14th Avenue | Lakewood, CO 80214



Distance:  1 Mile  3 Miles  5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	8,202	69,609	202,256
Female	8,001	69,662	197,819
Total Population	16,203	139,271	400,075

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	11,086	89,997	250,367
Black	661	4,401	13,723
Am In/AK Nat	81	682	1,800
Hawaiian	36	125	320
Hispanic	3,608	36,935	109,821
Asian	373	3,886	14,043
Multiracial	331	2,966	9,242
Other	28	265	840

Housing	1 Mile	3 Miles	5 Miles
Total Units	8,164	68,768	201,986
Occupied	7,670	63,248	183,772
Owner Occupied	2,751	30,738	90,919
Renter Occupied	4,919	32,510	92,853
Vacant	494	5,520	18,213

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	2,184	19,956	56,772
Ages 15 - 24	1,891	15,470	44,912
Ages 25 - 54	7,601	67,001	199,543
Ages 55 - 64	1,863	14,290	39,801
Ages 65+	2,664	22,558	59,047

Income	1 Mile	3 Miles	5 Miles
Median	\$74,865	\$94,804	\$100,156
Under \$15k	930	5,112	13,575
\$15k - \$25k	546	3,227	7,783
\$25k - \$35k	434	3,774	9,122
\$35k - \$50k	702	5,118	14,217
\$50k - \$75k	1,227	8,498	24,409
\$75k - \$100k	872	7,443	22,658
\$100k - \$150k	1,287	11,264	33,743
\$150k - \$200k	745	7,453	21,293
Over \$200k	928	11,361	36,974



JASON STARTARI
Commercial Broker
FA - 100092989

(720) 729-0551
jason@transworldcre.com

Transworld Commercial Real
Estate
5261 S Quebec Street
Greenwood Village, CO 80111

Jason joined the Transworld CRE team in April 2021 and enjoys working alongside the Business Advisors in helping clients to achieve their real estate goals. With 15 years of asset management, development, and financial analysis experience, Jason focuses on valuation, investment and owner-occupied sales and acquisitions across asset classes.

Prior to joining Transworld, Jason served a lead role with a prominent Family Office in Northeast PA where he managed a diverse multi-segment RE portfolio. He was responsible for creating and executing business plans for each property, overseeing asset management processes, and analyzing potential acquisition and disposition opportunities in line with the family's investment objectives. Jason earned an MBA in Finance from Lehigh University (where he was awarded a Martindale Fellowship to study Corporate Social Responsibility in the UK) and a certificate in Commercial Real Estate from Cornell University. He was also an active member in the Philadelphia Chapter of ULI and served on the Zoning Board, Planning Commission, and Board of Supervisors for Smithfield Township.

Despite "retiring" from professional baseball in 2005, Jason maintains an active lifestyle and fully embraces Colorado's many opportunities to get outdoors. He is an avid Cross-Fitter, golfer, fisherman, and mountain biker, and there's nothing he enjoys more than bouncing from sport-to-sport with his active family!