

# Residential Development Opportunity

Residential Land  
Services Team



**11968 West Jewell Avenue**  
Lakewood, Colorado

# Residential Development Opportunity

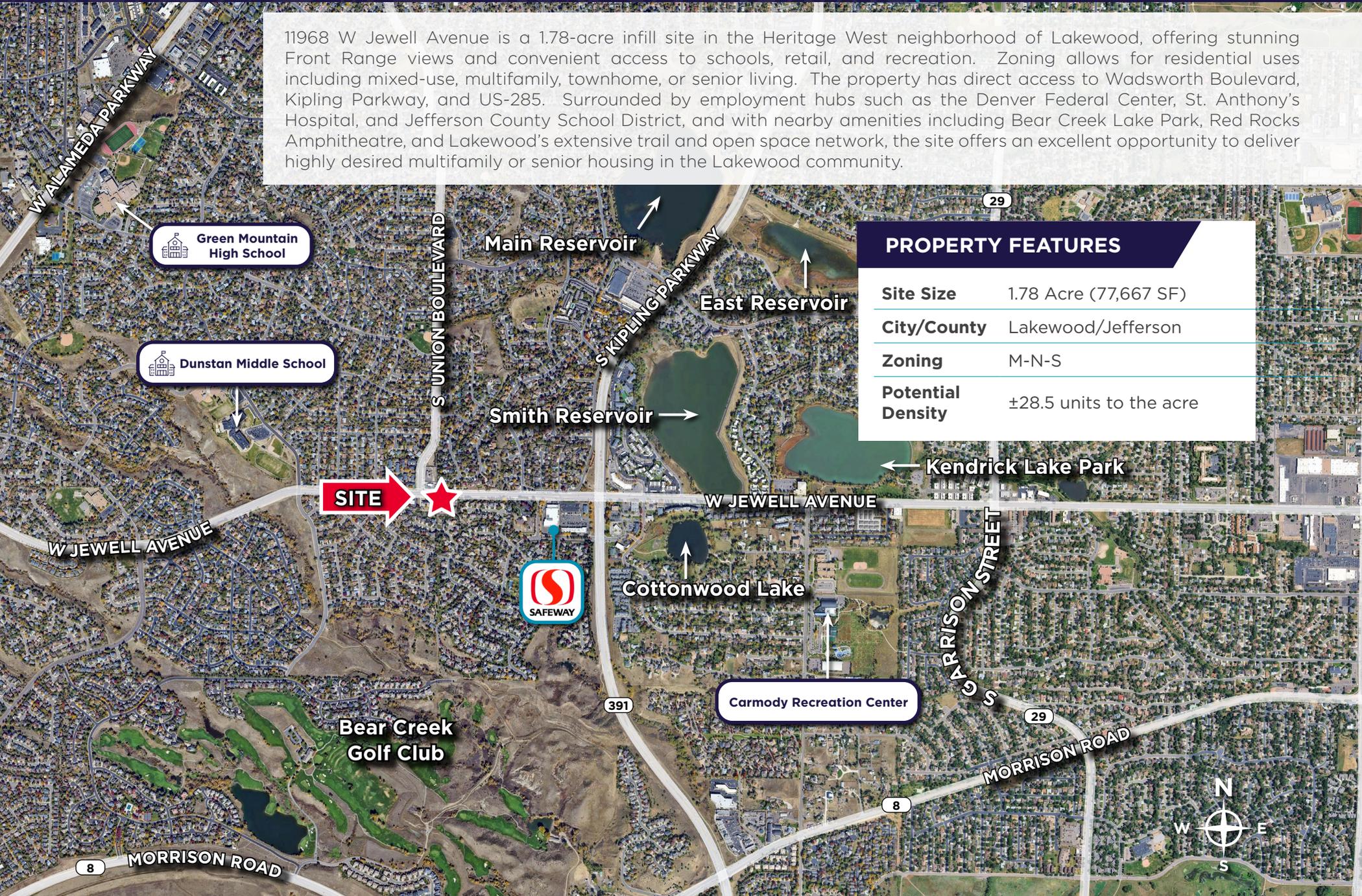
11968 W JEWELL AVENUE  
Lakewood, Colorado



# Residential Development Opportunity

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Lakewood, Colorado

11968 W Jewell Avenue is a 1.78-acre infill site in the Heritage West neighborhood of Lakewood, offering stunning Front Range views and convenient access to schools, retail, and recreation. Zoning allows for residential uses including mixed-use, multifamily, townhome, or senior living. The property has direct access to Wadsworth Boulevard, Kipling Parkway, and US-285. Surrounded by employment hubs such as the Denver Federal Center, St. Anthony's Hospital, and Jefferson County School District, and with nearby amenities including Bear Creek Lake Park, Red Rocks Amphitheatre, and Lakewood's extensive trail and open space network, the site offers an excellent opportunity to deliver highly desired multifamily or senior housing in the Lakewood community.



## PROPERTY FEATURES

Site Size	1.78 Acre (77,667 SF)
City/County	Lakewood/Jefferson
Zoning	M-N-S
Potential Density	±28.5 units to the acre

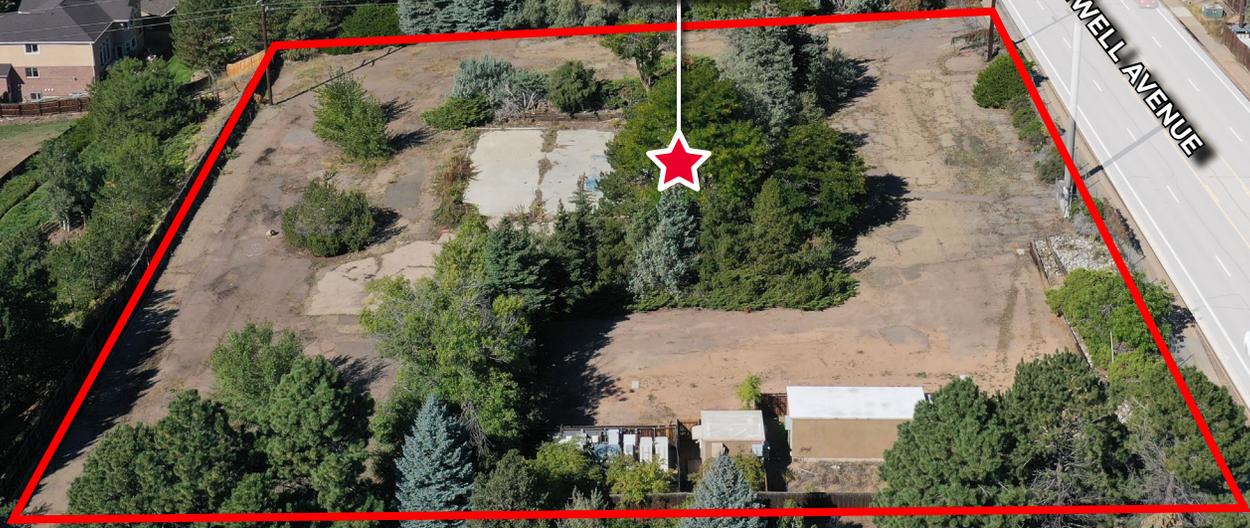


 Red Rocks Park & Amphitheatre

 Dunstan Middle School

Drive Distance	
Denver Federal Center:	8 Minutes/3.6 Miles
National Renewal Energy Lab (NREL):	15 Minutes/8.5 Miles
Arvada Ridge Station:	17 Minutes/9 Miles
Downtown Denver:	20 Minutes/11 Miles
Denver Tech Center (DTC):	28 Minutes/15 Miles
Denver International Airport (DIA):	45 Minutes/35 Miles

**SITE**



## Fact Sheet

### JURISDICTION

City of Lakewood, Jefferson County

### WATER & SEWER

City of Lakewood

### LOCATION

11968 W Jewell Avenue  
Lakewood, CO 80228

### ELECTRICITY & GAS

Excel Energy

### PARCEL SIZE

±1.78 Acre (77,667 SF)

### PUBLIC SCHOOLS

Jefferson County Public Schools  
(Jeffco R-1)

**Elementary:** Devinny  
**Middle:** Dunstan  
**High:** Green Mountain

### CURRENT ZONING

M-N-S  
(Mixed Use-Neighborhood-Suburban)

The M-N-S district is intended to accommodate a mix of lower-intensity neighborhood-scale commercial and residential uses. The Suburban context reflects a more auto-oriented environment, and allows for a limited amount of parking to be provided between adjacent public streets and the development

### PRICE

Contact Cushman & Wakefield Team  
for pricing guidance

### MILL LEVY

90.652

## At A Glance

	1-MILE	3-MILE	5-MILE
<b>2024 POPULATION</b>	11,088	86,049	242,398
<b>AVG HH INCOME</b>	\$121,049	\$112,666	\$104,981

Source: CoStar



**108,602**  
Employee Population  
(5-Mile Radius)



**\$657,779**  
Average Home Price





## Direct Offers To:

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