

Marcus & Millichap
THE KRAMER GROUP

OFFERING MEMORANDUM

10090 W 26TH AVE
LAKEWOOD, CO 80215

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LAKEWOOD, CO 80215

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SECTION

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EXECUTIVE SUMMARY

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10090 W 26TH AVE
LAKEWOOD, CO 80215

\$1,600,000
OFFERING PRICE

1965
YEAR BUILT

8,415 SF
BUILDING SIZE

.66
LOT SIZE (ACRES)





THE OFFERING

The Kramer Group of Marcus & Millichap is pleased to present Kipling Village Professional Center, a 8,415 square foot, multi-tenant Class B medical and professional office building located at 10090 West 26th Avenue in Lakewood, Colorado. Positioned off the corner of Kipling and 26th—about seven miles west of downtown Denver and 10 miles northeast of the Front Range foothills—the property sits at the center of the Denver metro’s major medical, educational, and employment hubs, offering strong long-term demand drivers for professional office space.

The property has been beautifully remodeled and is in excellent condition with no deferred maintenance, enhancing its appeal to both investors and users. Additional features include covered executive parking, a highly desirable amenity for professional and medical tenants. Additionally, the property is situated at the highly trafficked intersection of Kipling Street and West 26th Avenue. With exposure to approximately 36,000 vehicles per day, this location provides excellent visibility and accessibility. Furthermore, Kipling Village Professional Center is located just three miles from Intermountain Health Lutheran Hospital and four miles from CommonSpirit St. Anthony Hospital, placing the asset within a well-established medical corridor. The building is currently operating as a co-working space, generating immediate in-place income while maintaining short-term lease structures that offer optimal flexibility for an owner-user seeking to occupy a portion of the building, offset expenses through existing tenancy, or continue growing the business.

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INVESTMENT HIGHLIGHTS

- Currently Operating as a Co-Working Space Providing Immediate Income
- Short-Term Leases Offer Flexibility for Owner-User Occupancy
- Beautifully Remodeled Building with No Deferred Maintenance
- High-Visibility Location at Kipling Street And 26th Avenue with 36,000+ VPD
- Proximity To Major Medical Campuses Including Lutheran Medical Center and St. Anthony Hospital
- Covered Executive Parking and Functional Office Layouts

PROPERTY HIGHLIGHTS



Opportunity: Ideal for owner-user or value-add investor



Location: Located in Denver metro with easy access to Interstate 70, US-6, Kipling St



Zoning: 2-C



Surrounding Area: Near retail, schools, medical facilities, and established neighborhoods



Parking: Ample on-site parking - 54 spaces (Costar)



Visibility: Positioned in a well-trafficked area with strong local and commuter exposure









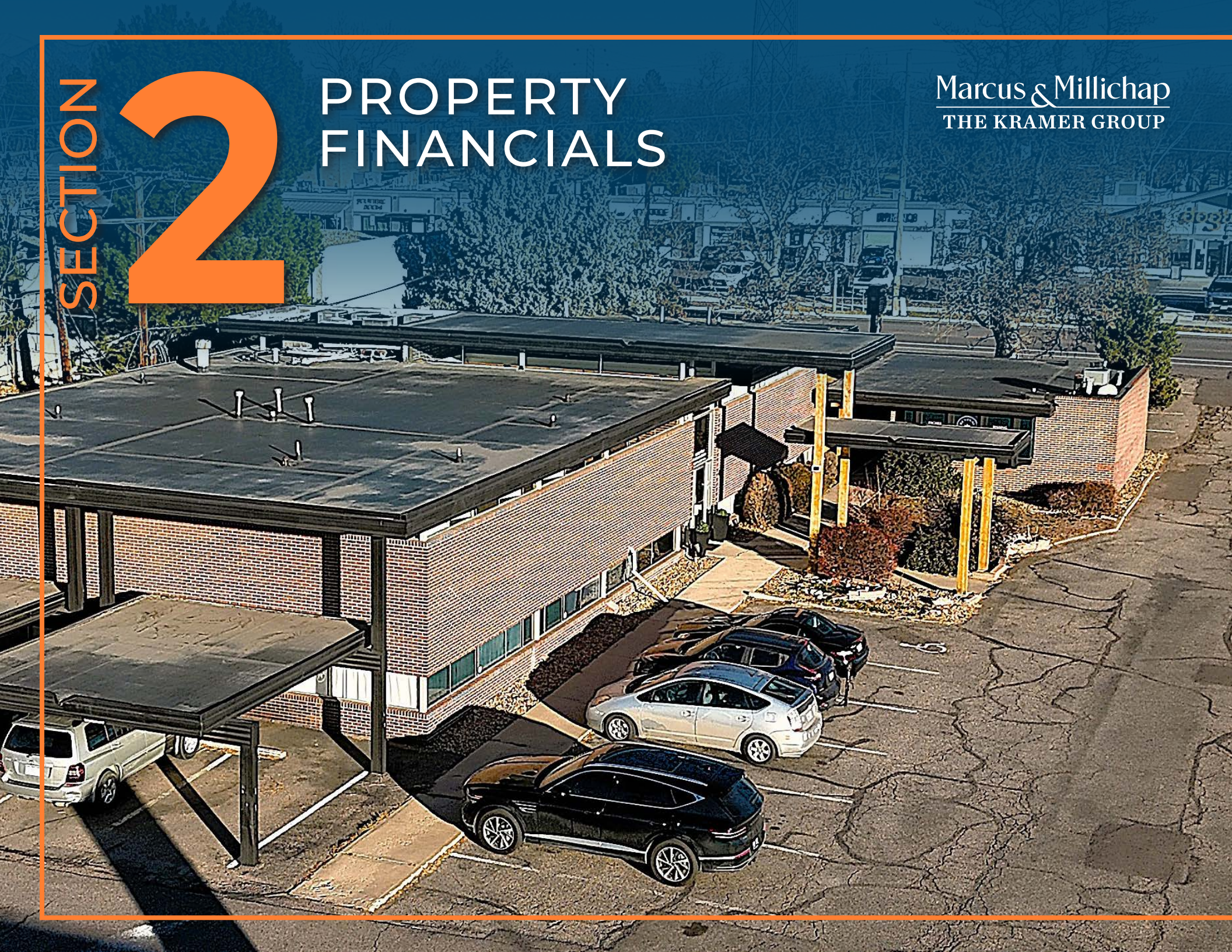


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PROPERTY FINANCIALS

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FINANCIAL SUMMARY

INCOME	Current	Per SF
Scheduled Base Rental Income	158,976	18.89
Total Reimbursement Income	\$0	0.0%
Effective Gross Revenue	\$158,976	\$18.89

OPERATING EXPENSES	Current	Per SF
Electric	11,234	1.33
Water/Sewer	5,230	0.62
Cleaning	3,400	0.40
Trash Removal	1,577	0.19
Snow/Landscape	1,790	0.21
Insurance	5,128	0.61
Real Estate Taxes	37,086	4.41
Total Expenses	\$65,445	\$7.78
Expenses as % of EGR	41.2%	
Net Operating Income	\$93,531	\$11.11

SECTION

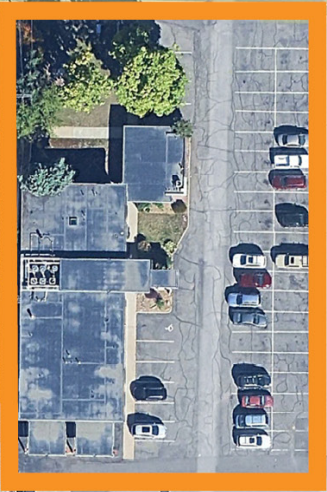
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STRATEGIC LOCATION

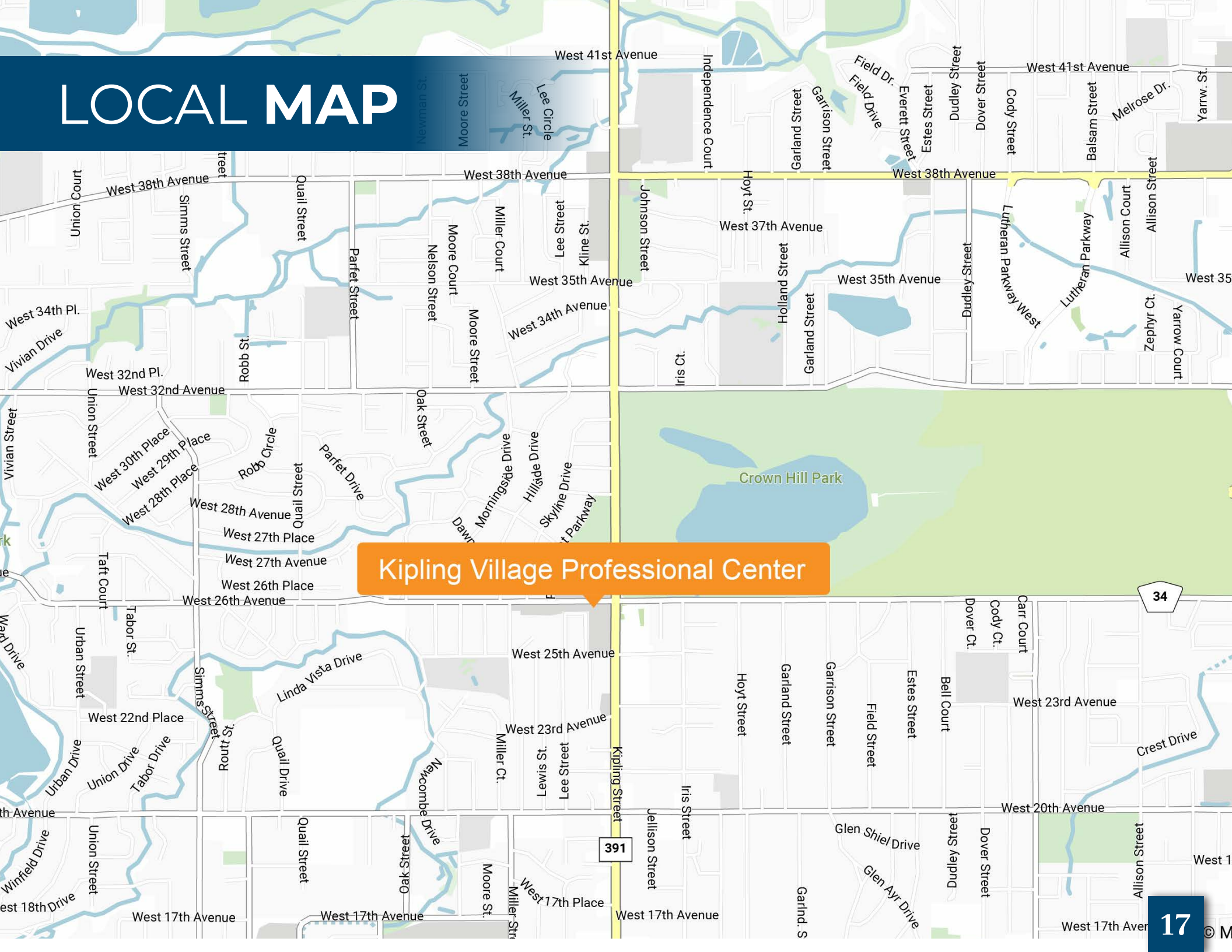
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PARCEL MAP



LOCAL MAP



Kipling Village Professional Center

391

34

REGIONAL MAP



Kipling Village Professional Center

RETAILER MAP





MARKET OVERVIEW

LAKEWOOD, CO

Lakewood is the fifth largest city in Colorado and the most populous municipality in Jefferson County, with a population exceeding 156,000 residents, making it one of the most significant suburban markets in the Denver metropolitan area. Positioned just west of Downtown Denver, Lakewood offers exceptional regional connectivity via Interstate 25, Interstate 70, U.S. Highway 6, and the West Corridor Light Rail Line, providing direct access to the Denver Tech Center and Denver International Airport. This central location, combined with a mature urban infrastructure, has established Lakewood as a highly desirable destination for residents, businesses, and investors seeking access to the broader Front Range economy.

The city benefits from a diversified employment base anchored by government, healthcare, education, and financial services. Major employment centers such as the Denver Federal Center, St. Anthony Medical Campus, and State of Colorado offices support stable daytime population and consistent demand for professional services and office space. With 115 parks encompassing more than 7,400 acres of open space and over 240 miles of trails, Lakewood's balanced quality of life is further enhanced by the Lakewood Cultural Center, Washington Heights Arts Center, and Heritage Lakewood.

HIGHLIGHTS:

- **Central Denver Metro Location:** Lakewood offers direct access to light rail, major interstate corridors, and Denver International Airport, supporting strong commuter and business connectivity.
- **Diverse Employment Base:** Government, healthcare, education, and financial services drive stable demand for professional and office uses throughout the market.
- **High Quality of Life:** Extensive parks system with more than 7,400 acres of open space, 240 miles of trails, and prominent cultural institutions enhance long-term market desirability.

LAKEWOOD, CO

DEMOGRAPHICS

10,298

2025 POPULATION
WITHIN 1 MILE

98,397

2025 POPULATION
WITHIN 3 MILES

311,167

2025 POPULATION
WITHIN 5 MILES

43

MEDIAN AGE
WITHIN 1 MILE

\$123,433

AVERAGE HOUSEHOLD
INCOME WITHIN 1 MILE

\$112,533

AVERAGE HOUSEHOLD
INCOME WITHIN 3 MILES

4,619

2025 TOTAL HOUSEHOLDS
WITHIN 1 MILE

46,467

2025 TOTAL HOUSEHOLDS
WITHIN 3 MILES

2.1

AVERAGE HOUSEHOLD
SIZE WITHIN 1 MILE

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