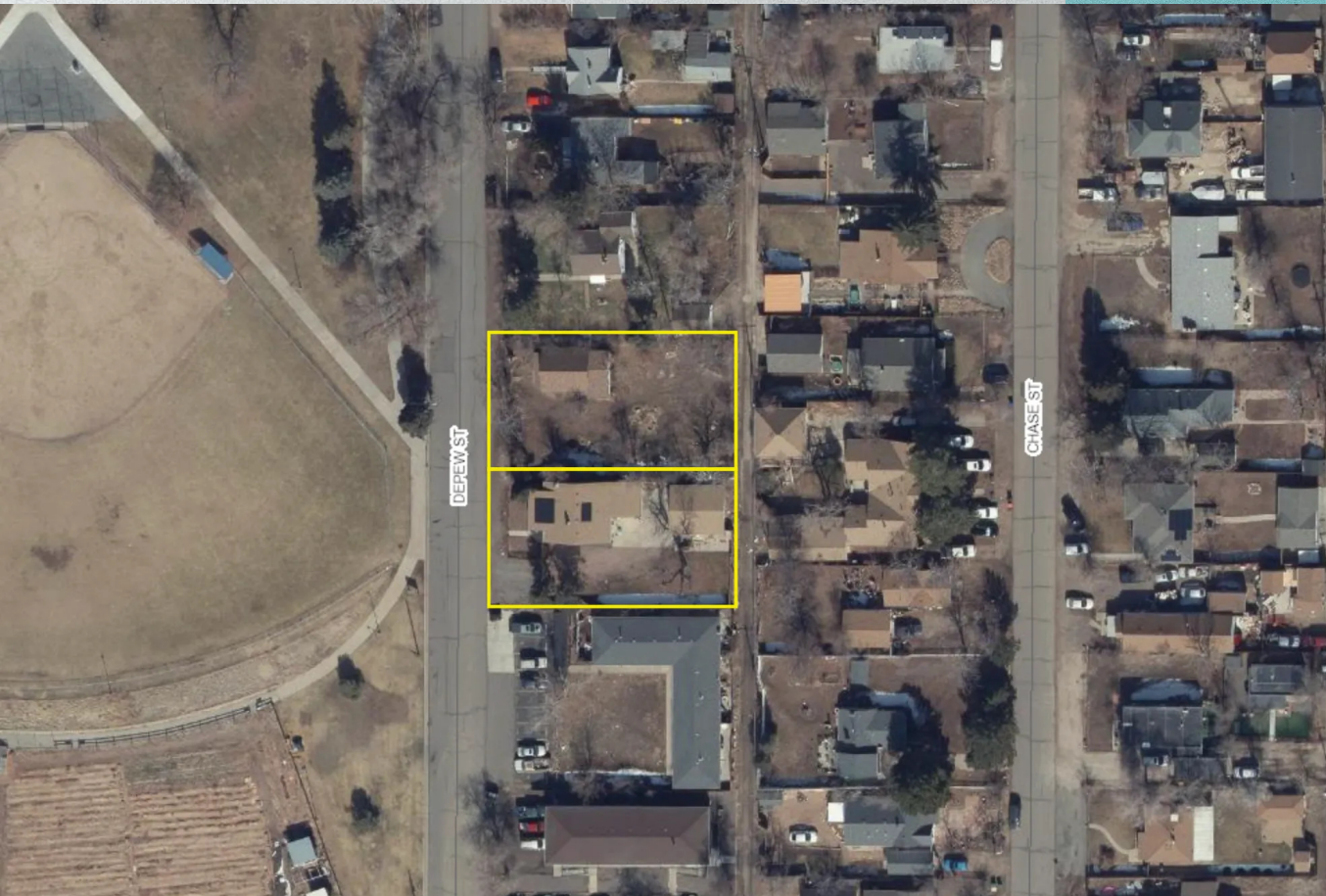


Redevelopment Land: Single or Multifamily Zoning

1330-1366 Depew Street Lakewood, CO
80214



FOR SALE

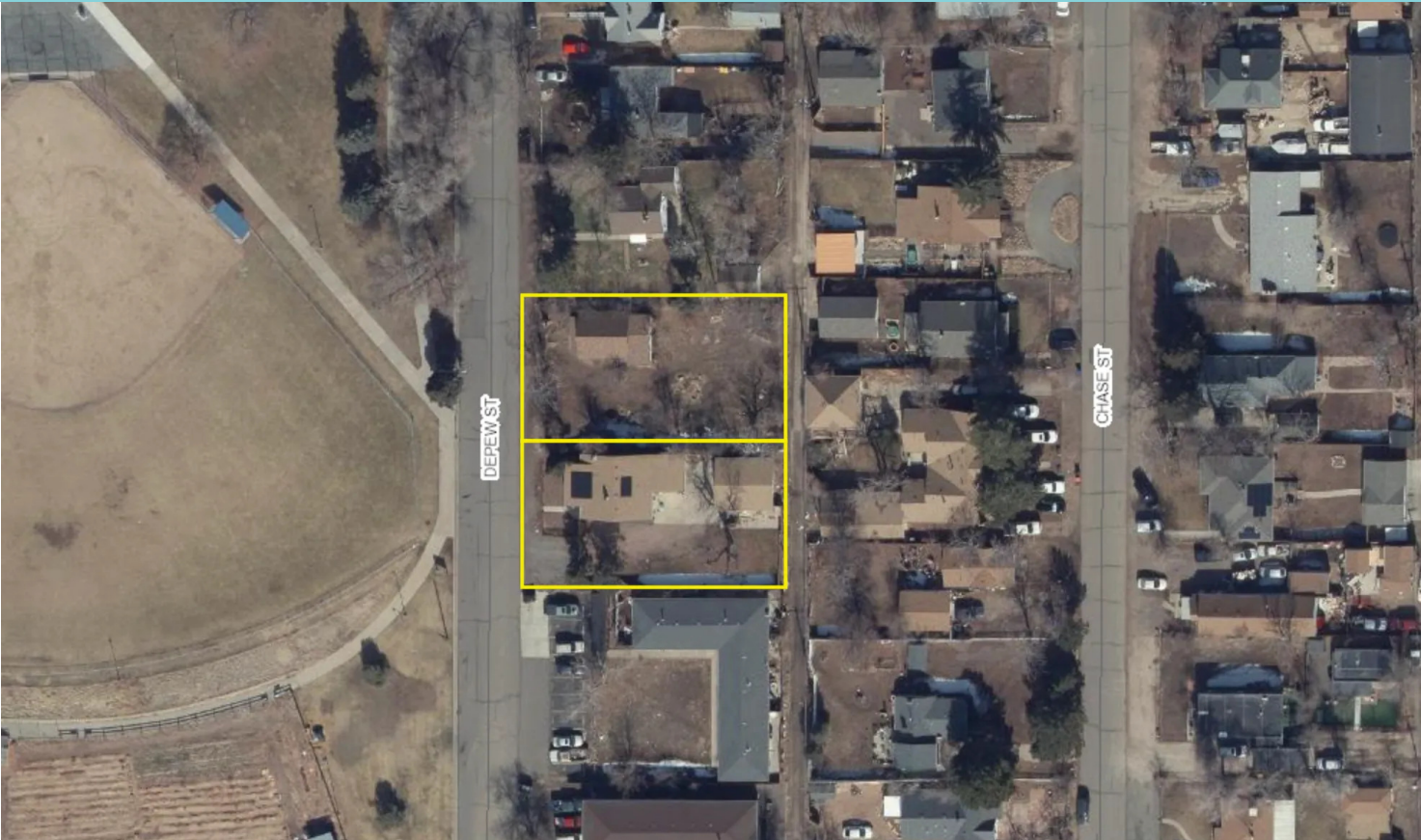
Tanner Clayton
720.404.3140
t.clayton@bellstreet.com


BellStreet

The brokerage makes no representations or warranties regarding accuracy or completeness. All parties should verify independently. No liability is assumed for errors, omissions, or discrepancies.

For Sale

1330-1366 Depew Street Lakewood, CO 80214



Property Description

Positioned in the supply-constrained city of Lakewood, this property presents an enticing opportunity for single or multifamily developers. Comprising two parcels with a combined size of 0.44 acres, the property is zoned R-MF and can accommodate a large building footprint. Located close to the light rail, these lots are poised to benefit from Lakewood’s pending unit density increase and conformity with Colorado’s Transit-Oriented Community development tax breaks. The existing homes provide in-place cash flow to offset holding costs. This offering presents an excellent opportunity to benefit from future development incentives in a prime location for renters.

Property Highlights

- Multifamily zoning
- Supply-constrained suburb
- Transit Oriented Community tax breaks
- In-place income

Offering Summary

Sale Price:	\$879,000
Lot Size:	0.44 Acres
Covered Land Income	\$30,000 (approx)

Demographics	0.5 Miles	1 Mile	2 Miles
Total Households	2,516	10,201	35,276
Total Population	5,562	22,347	79,182
Average HH Income	\$90,047	\$106,667	\$114,851

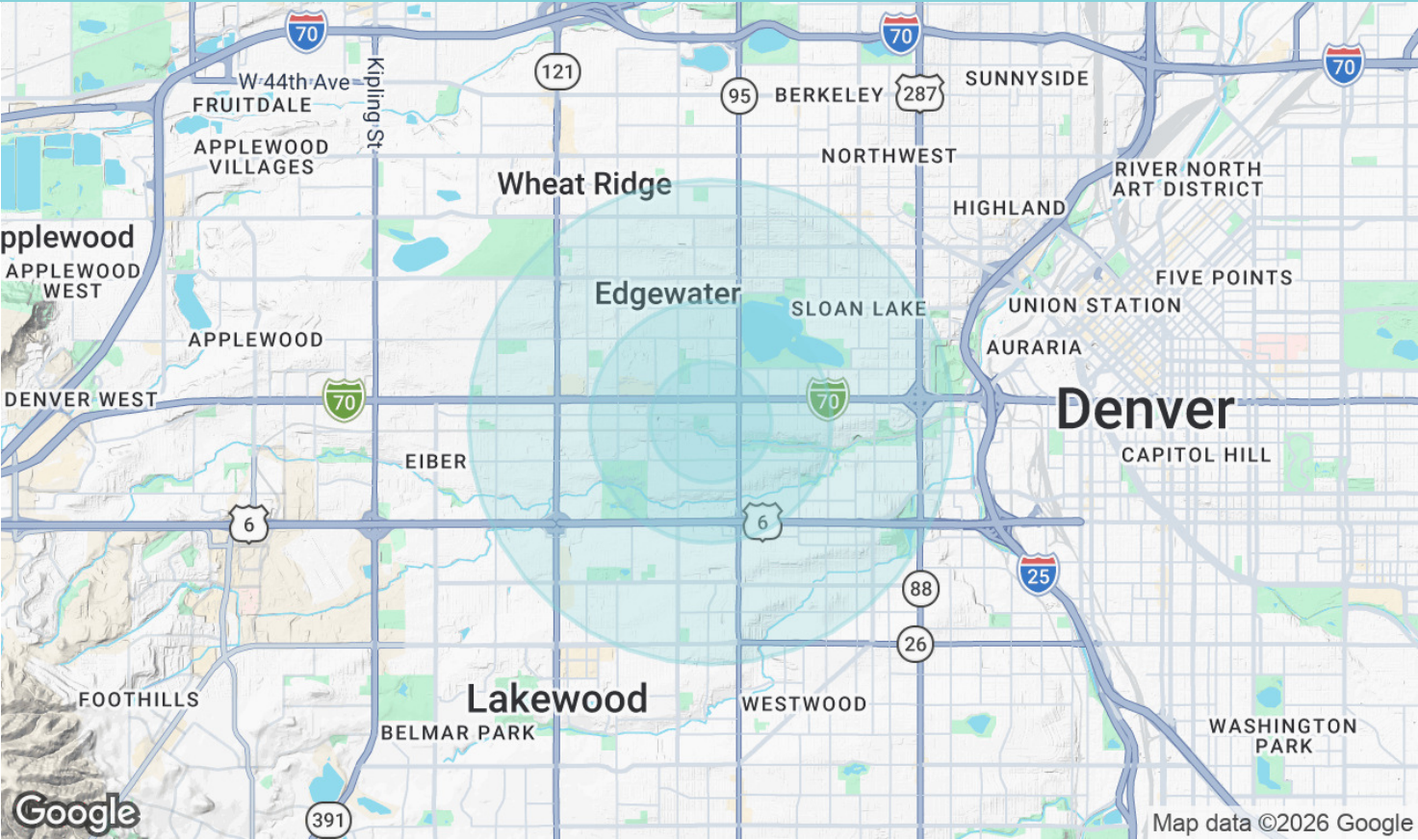
For Sale

1330-1366 Depew Street Lakewood, CO 80214



For Sale

1330-1366 Depew Street Lakewood, CO 80214



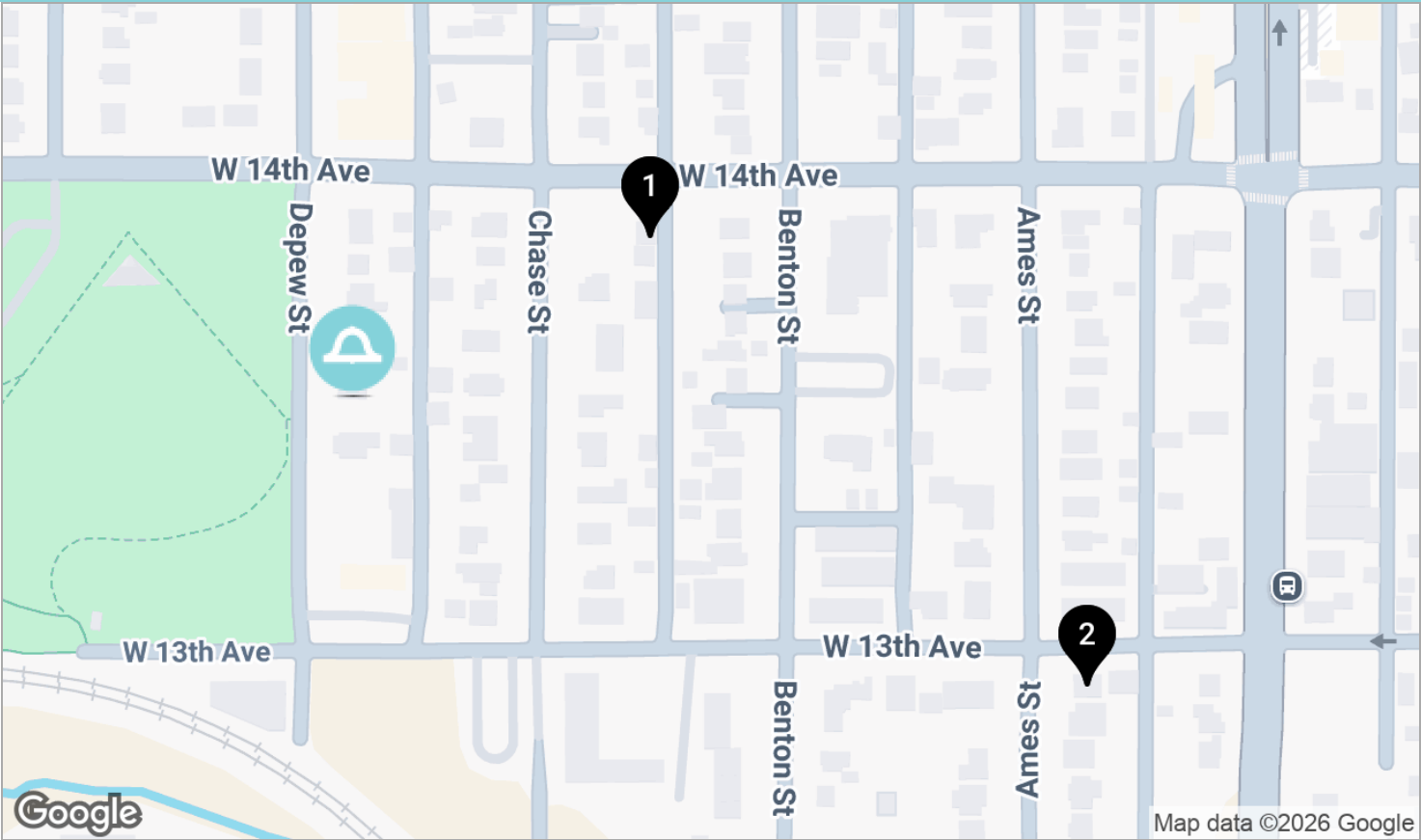
Population	0.5 Miles	1 Mile	2 Miles
Total Population	5,562	22,347	79,182
Average Age	35.2	34.1	36.7
Average Age (Male)	36.5	35.8	37.1
Average Age (Female)	35.2	33.6	37.1

Households & Income	0.5 Miles	1 Mile	2 Miles
Total Households	2,516	10,201	35,276
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$90,047	\$106,667	\$114,851
Average House Value	\$523,198	\$558,189	\$600,505

2023 American Community Survey (ACS)

For Sale

1330-1366 Depew Street Lakewood, CO 80214



★

1330-1366 DEPEW STREET
Lakewood, CO
80214

1

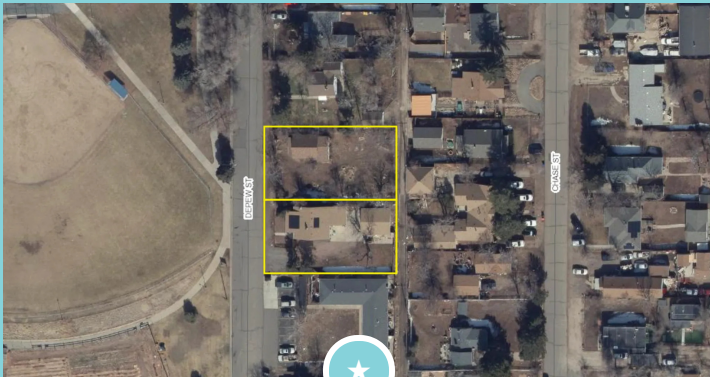
5450 W 14TH AVE
5450 W 14th Ave
Lakewood, CO 80214

2

5240 W 13TH AVE
5240 W 13th Ave
Lakewood, CO 80214

For Sale

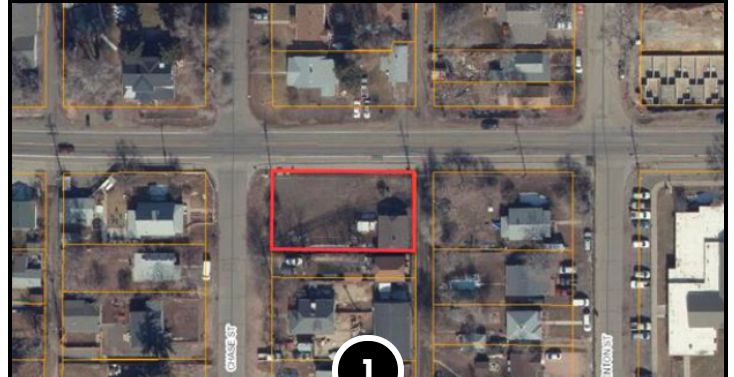
1330-1366 Depew Street Lakewood, CO 80214



1330-1366 Depew St

1330-1366 Depew Street, Lakewood, CO 80214

Price:	\$879,000
Lot Size:	0.44 Acres
Price/SF:	\$45.86
Price/Acre:	\$1,997,727



5450 W 14th Ave

5450 W 14th Ave, Lakewood, CO 80214

Price:	\$450,000
Lot Size:	0.20 Acres
Price/SF:	\$50.64
Price/Acre:	\$2,205,882.35



5240 W 13th Ave

5240 W 13th Ave, Lakewood, CO 80214

Price:	\$375,000
Lot Size:	0.15 Acres
Price/SF:	\$58.17
Price/Acre:	\$2,533,783.78