1805 KIPLING ST
LAKEWOOD, CO 80215

FOR SALE
$2,050,000 ~~$2,200,000~~

ALSO FOR LEASE
$27.50 MG

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PROPERTY **HIGHLIGHTS**

Address	1805 Kipling St Lakewood, CO 80215
Building Size	10,800 SF
Lot Size	0.91 Acres
Taxes (2025)	$41,044
Parking	4:1,000
Zoning	M-E-U
Year Built	1976

PROPERTY DESCRIPTION

1805 Kipling St offers a rare opportunity to acquire a well maintained 10,800 SF medical office building in the high demand Crown Hill submarket, ideally positioned between Downtown Denver and the western foothills. The property features ±5,124 SF of immediate vacancy, including a primary reception area with expansion potential to full occupancy.

Well suited for medical or office use, the building offers strong flexibility, near-term upside through lease-up or owner-user expansion, and a highly desirable location in a constrained submarket.

- Prime Lakewood Location with strong access, visibility, and surrounding amenities
- 10,800 SF Building with flexible multi-tenant or single-user configuration
- Immediate Vacancy of ±5,124 SF
- Recent capital improvements include; a new roof, breezeway, and skylights (2017–2018) and a new water heater (2023), supporting long-term operational stability. Additional features include ADA-accessible first floor, employee shower, large basement storage, and durable masonry construction.
- All treatment rooms include plumbing and exam table

INCOME STATEMENT

INCOME / RENT ROLL	Y1 ACTUAL	Y1 PROFORMA	Y2 PROFORMA	Y3 PROFORMA	Y4 PROFORMA
Tenant 1 - 3,964 RSF - exp. 6/2027	$116,938.00	$116,938.00	$120,446.14	$124,059.52	$127,781.31
Tenant 2 - 1,108 RSF - exp. 6/2027	$32,686.00	$32,686.00	$33,666.58	$34,676.58	$35,716.87
Tenant 3 - 396 RSF - MTM	$9,600.00	$11,682.00	$12,032.46	$12,393.43	$12,765.24
Tenant 4 - 208 RSF - MTM	$6,600.00	$6,136.00	$6,320.08	$6,509.68	$6,704.97
Vacant / Leaseable					
5,124 RSF ($27.50 MG)	$0.00	$140,910.00	$145,137.30	$149,491.42	$153,976.16
Potential Gross Income	$165,824.00	$308,352.00	$317,602.56	$327,130.64	$336,944.56
less Market Vacancy (11%)		$33,918.72	$34,936.28	$35,984.37	$37,063.90
Effective Gross Income	$165,824.00	$274,433.28	$282,666.28	$291,146.27	$299,880.65
Operating Expenses (3% annual escalation)					
Property Taxes (payable 2026)	$41,044.00	$41,044.00	$42,275.32	$43,543.58	$44,849.89
Property/Liability Insurance	$12,387.00	$12,387.00	$12,758.61	$13,141.37	$13,535.61
Utilities	$20,579.00	$20,579.00	$21,196.37	$21,832.26	$22,487.23
Janitorial	$13,800.00	$13,800.00	$14,214.00	$14,640.42	$15,079.63
Repairs/Maint. (Proforma)	$8,697.00	$8,697.00	$8,957.91	$9,226.65	$9,503.45
Trash	$4,067.00	$4,067.00	$4,189.01	$4,314.68	$4,444.12
Snow Removal	$2,700.00	$2,700.00	$2,781.00	$2,864.43	$2,950.36
Property Management (4%)	$6,632.96	$12,334.08	$12,704.10	$13,085.23	$13,477.78
Total Operating Expenses	$109,906.96	$115,608.08	$119,076.32	$122,648.61	$126,328.07
Net Operating Income	$55,917.04	$158,825.20	$163,589.96	$168,497.65	$173,552.58
Capitalization Rate	2.54%	7.22%	7.44%	7.66%	7.89%

**Assumes 3% annual escalations*

ADDITIONAL **PHOTOS**

FLOOR **PLANS**

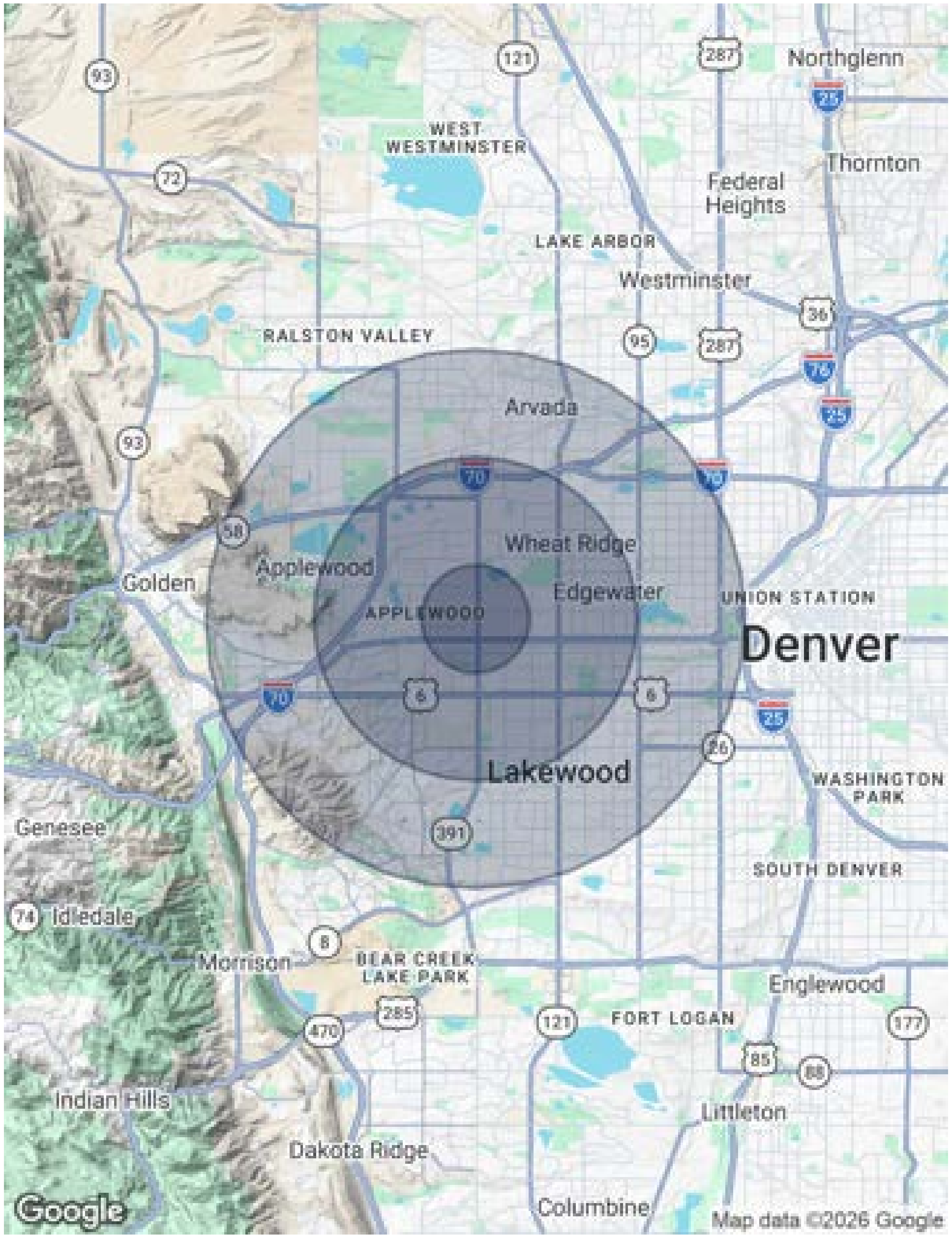
• RED: OCCUPIED THROUGH JUNE 2027
• YELLOW: CAN STAY, OR VACATE
• WHITE: AVAILABLE

DEMOGRAPHICS **MAP & REPORT**

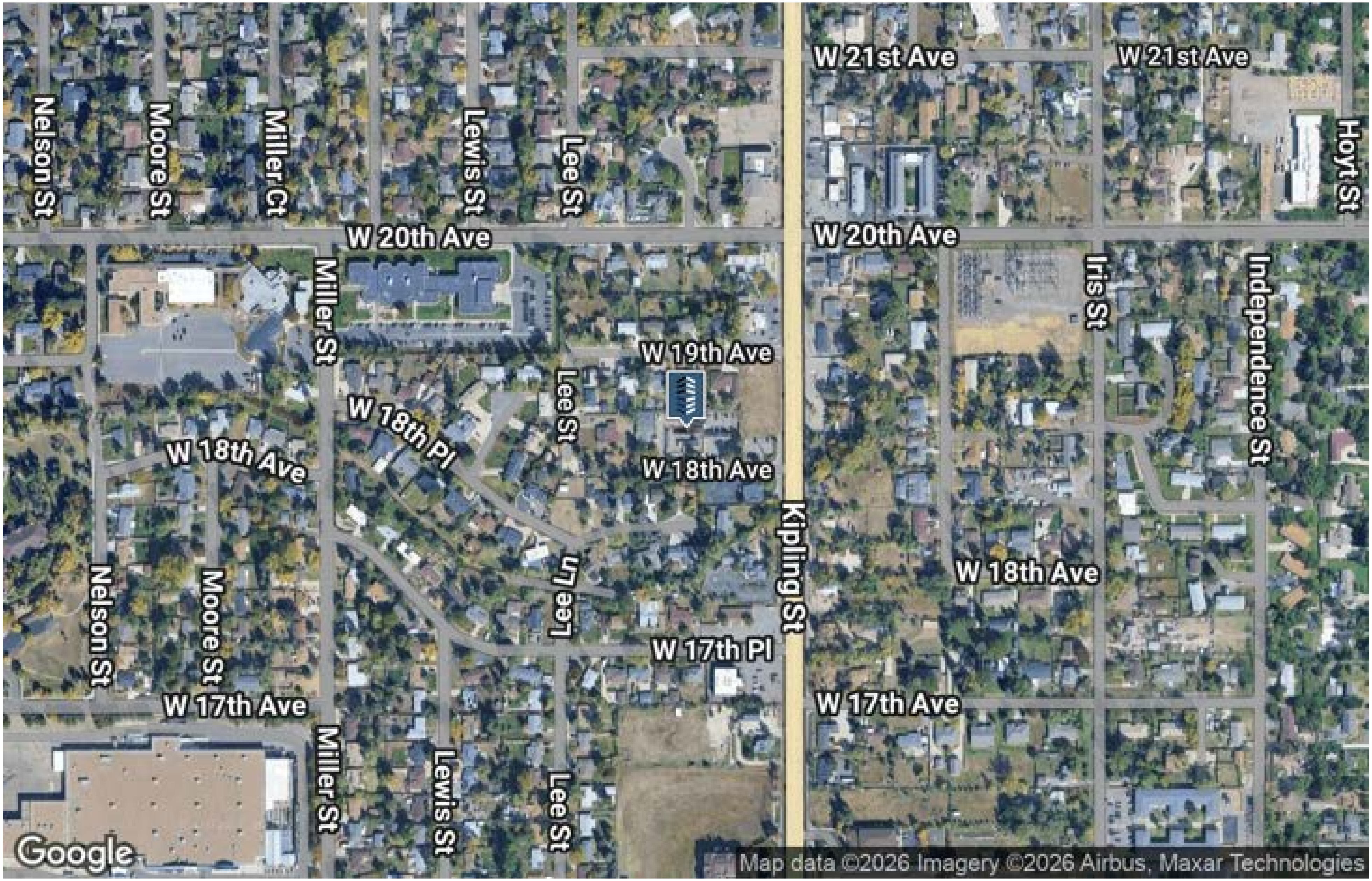
POPULATION	**1 MILE**	**3 MILES**	**5 MILES**
Total Population	11,449	99,730	310,470
Average Age	38.2	39.7	38.6
Average Age (Male)	35.5	38.8	38.1
Average Age (Female)	44.0	41.2	39.4

HOUSEHOLDS & INCOME	**1 MILE**	**3 MILES**	**5 MILES**
Total Households	5,067	45,151	137,408
# of Persons per HH	2.3	2.2	2.3
Average HH Income	$98,360	$111,384	$118,855
Average House Value	$568,303	$582,485	$601,686

2023 American Community Survey (ACS)



LOCATION **MAP**



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