

1445 Miller St

Lakewood, CO 80215



FOR SALE

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BellStreet

For Sale

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Property Description

Located within a Qualified Census Tract (QCT), an Opportunity Zone, and a Transit-Oriented Community, 1445 Miller Street offers significant tax and financing incentives for a wide range of high-density residential developments.

This rare infill site sits in one of Lakewood’s most accessible and fastest-growing corridors. Zoned M-R-U, it allows development up to 60 feet—ideal for apartments, condos, or townhomes.

Just two blocks from Oak Street Light Rail Station, the property provides excellent transit access with quick connections to downtown Denver, the foothills, and major retail hubs including Colorado Mills, Whole Foods, and Target.

Offering Summary

Sale Price:	\$1,900,000
Lot Size:	0.81 Acres

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	519	1,413	5,781
Total Population	1,156	2,978	12,417
Average HH Income	\$86,550	\$88,048	\$89,988

All zoning, incentives, and development potential should be independently verified by the buyer and the buyer’s agent.

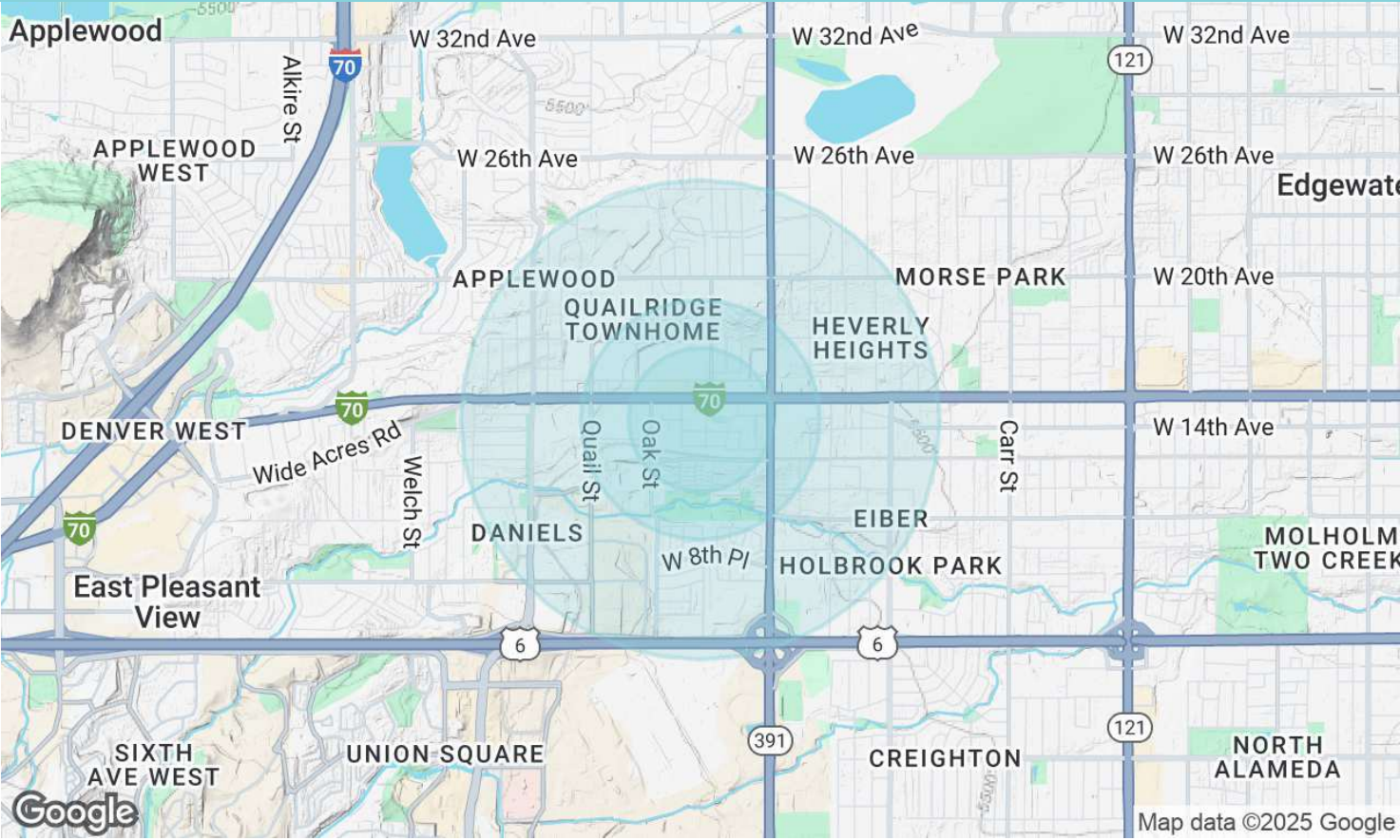
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	1,156	2,978	12,417
Average Age	41	42	42
Average Age (Male)	39	40	40
Average Age (Female)	42	44	43

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	519	1,413	5,781
# of Persons per HH	2.2	2.1	2.1
Average HH Income	\$86,550	\$88,048	\$89,988
Average House Value	\$698,970	\$639,056	\$633,139

Demographics data derived from AlphaMap

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