

13013

W. ALAMEDA PKWY
LAKEWOOD, CO 80228

\$1,995,000

~~\$2,100,000~~

SALE PRICE

9,655 SF
OFFICE/RETAIL
BUILDING



POTENTIAL OWNER FINANCING



AGGRESSIVE TERMS - POTENTIAL 100% FINANCING

DRIVE-THRU
SAFEWAY PAD SITE
BEAUTIFUL VIEWS

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Unique Properties in compliance with all applicable fair housing and equal opportunity laws.

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,995,000
Building SF:	9,655
Price/PSF:	\$217.50
1st Floor SF:	Approx. 4,200 +/-
2nd Floor SF:	Approx. 2,200 +/-
Lower Level SF:	3,170
Land SF:	26,950
Year Built:	2000
Zoning:	M-G-S
County:	Jefferson
Parking:	12 Parking Spaces
Property Taxes:	\$61,508

PROPERTY OVERVIEW

13013 W. Alameda Parkway is a 9,655 square foot free standing building. The property was most recently Fortis Private Bank. It stands high up on the hard corner of Ohio Avenue and Alameda Parkway. The property is located within a Safeway Center. The shopping center is one of the closest commercial properties to the new neighborhood Solterra. Solterra is a master planned community with over 15,000 homes. The property has a total of 9,655 square feet of space. The lower level is 3,170 square feet, and the main level is approximately 4,200 SF +/- and the upper level is approximately 2,200 SF +/-.

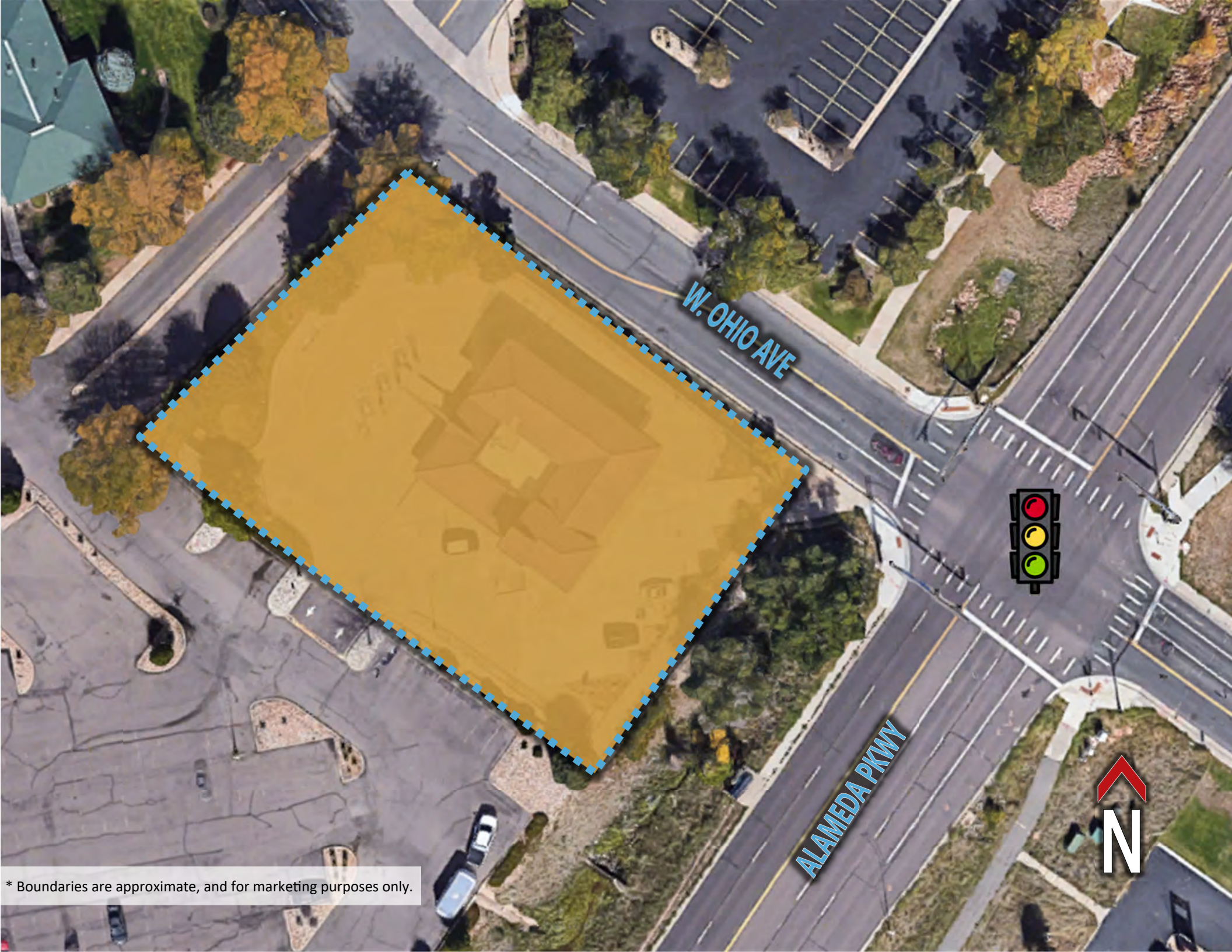
PROPERTY HIGHLIGHTS

- Located on a Hard Corner - Signalized Intersection
- Pad Site in Safeway Shopping Center
- Former Bank Building
- Great vehicle demographics - 22,000 VPD
- Great Demographics - Avg. HHI \$108k
- Exceptional views of Downtown Denver



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W. OHIO AVE

ALAMEDA PKWY



* Boundaries are approximate, and for marketing purposes only.

S. ALKIREST

FOOTHILLS
ELEMENTARY SCHOOL



Tom's Seafood & Gourmet Market

BALLMER PEAK DISTILLERY
LAKEWOOD, CO

ALAMEDA PKWY



STARBUCKS COFFEE

SAFeway

H&R BLOCK

NEW YORK GARLIC KNOT PIZZA

PLAY IT AGAIN SPORTS

Curry Kitchen

FOOTHILLS ANIMAL HOSPITAL



GREEN MOUNTAIN
HIGH SCHOOL

STARBUCKS COFFEE

KING Scoopers

McDonald's

THE J.J. COMPANY

24 HOUR FITNESS

arc THRIFT STORES

ACE Hardware

QDOBA MEXICAN EATS

afc american family care URGENT CARE

AutoZone

O'Reilly AUTO PARTS

STARBUCKS COFFEE

usbank

NATURAL GROCERS
good4u

Comfort dental

SONIC

Advance Auto Parts

CHASE

Walgreens

THE GODDARD SCHOOL
FOR EARLY CHILDHOOD DEVELOPMENT





GREEN MOUNTAIN



GREEN MOUNTAIN HIGH SCHOOL



ALAMEDA PKWY



DUNSTAN MIDDLE SCHOOL



HUTCHINSON ELEMENTARY SCHOOL

S. KIPLING PKWY



ROONEY RANCH ELEMENTARY SCHOOL



BEAR CREEK GOLF CLUB



MORRISON RD



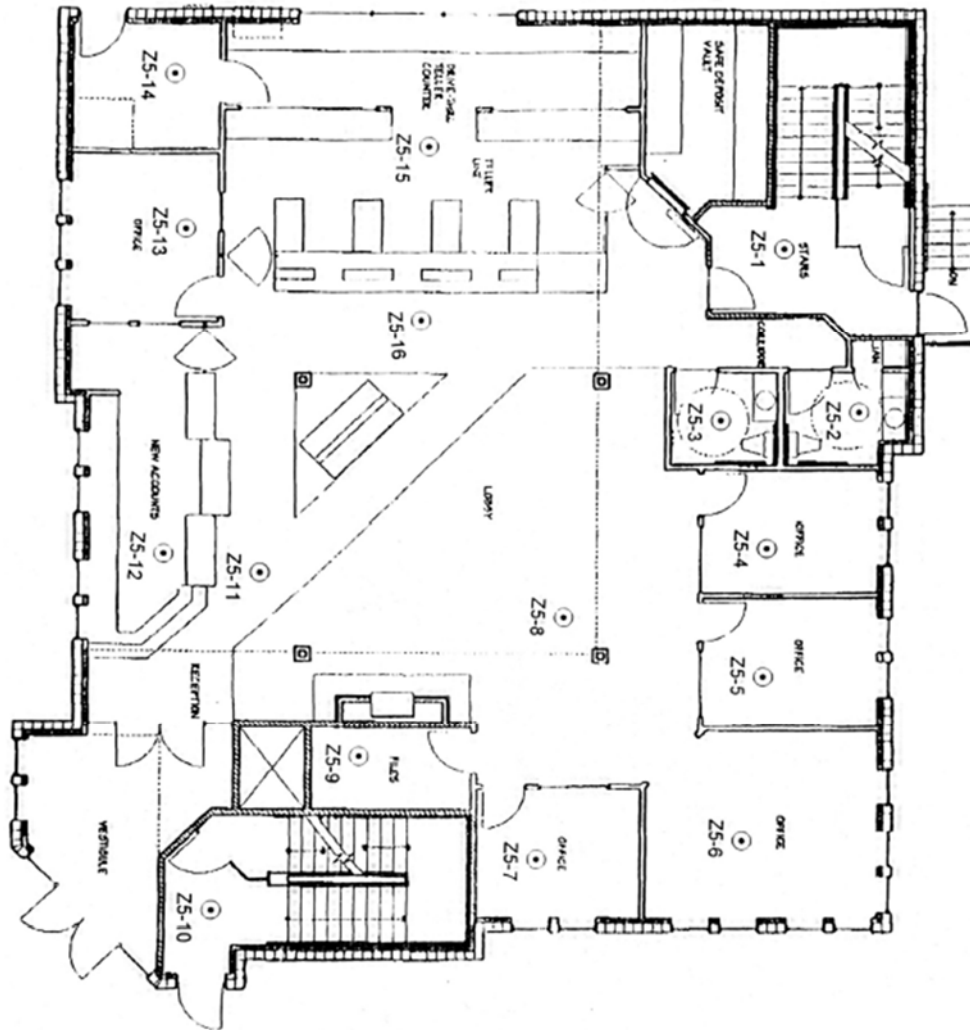
FOX HOLLOW GOLF COURSE



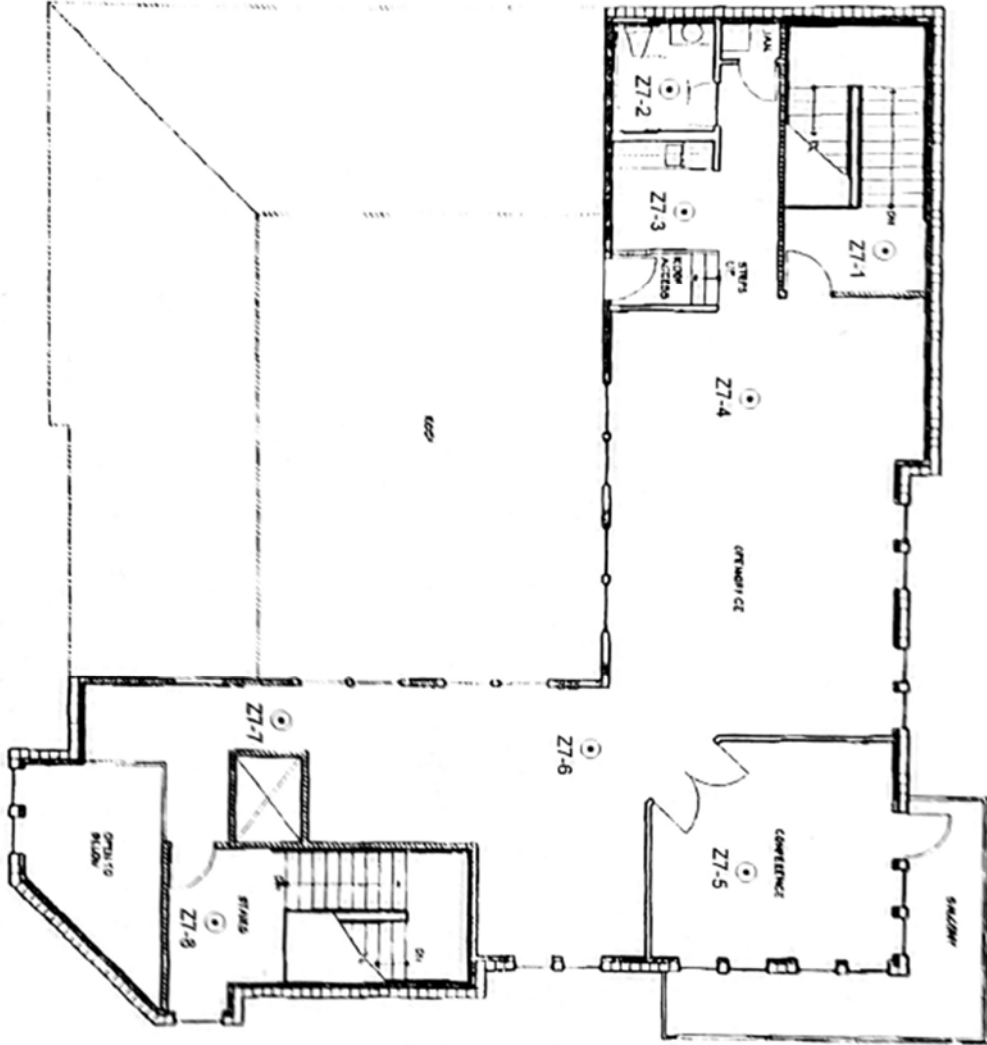
BEAR CREEK LAKE PARK



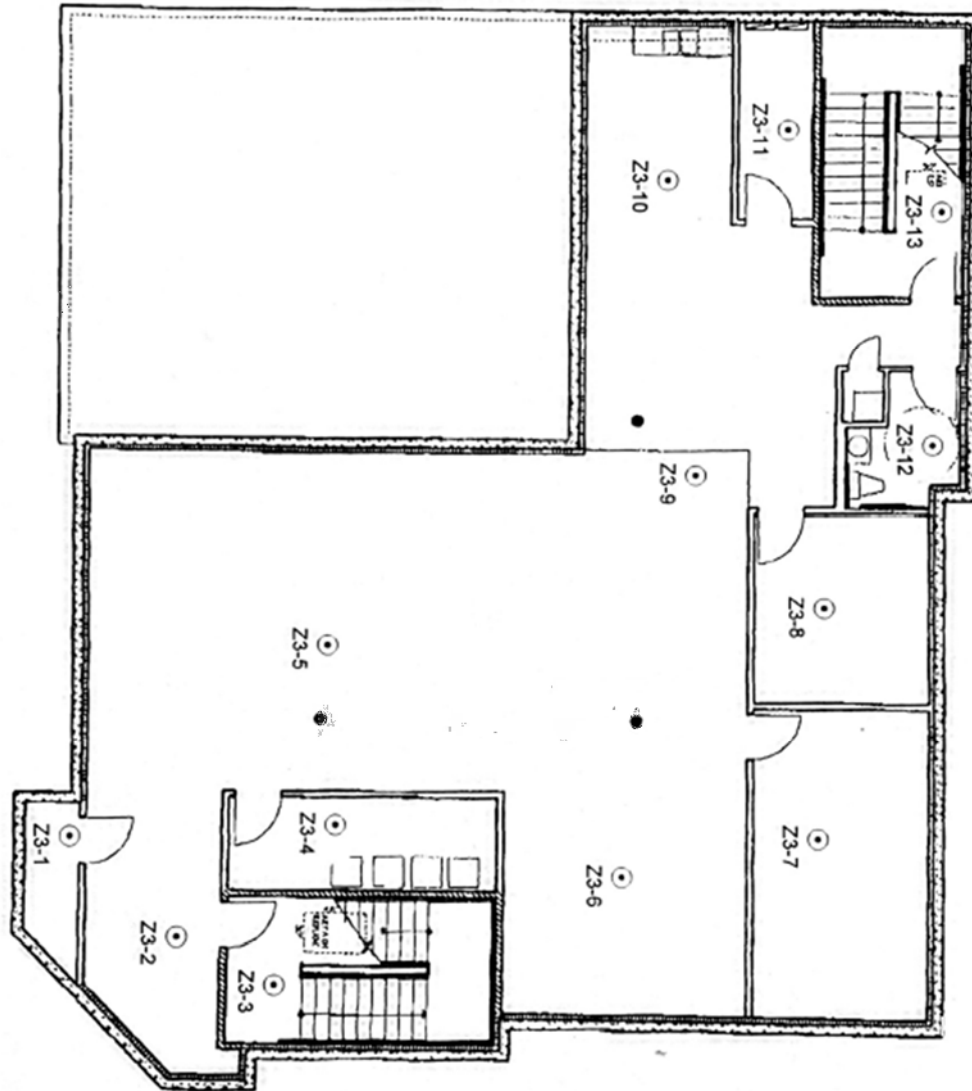
1ST FLOOR



2ND FLOOR



LOWER LEVEL



ADDITIONAL PHOTOS



DEMOGRAPHICS

Radius	1 Mile	2 Mile	3 Mile	Radius	1 Mile	2 Mile	3 Mile
Population:				2023 Households by Household Inc:			
2028 Projection	13,493	41,914	73,682	<\$25,000	522	1,689	2,785
2023 Estimate	13,595	42,217	73,931	\$25,000 - \$50,000	977	2,894	4,646
2010 Census	13,121	40,647	69,595	\$50,000 - \$75,000	959	3,820	5,714
Growth 2023-2028	-0.75%	-0.72%	-0.34%	\$75,000 - \$100,000	911	2,621	4,118
Growth 2010-2023	3.61%	3.86%	6.23%	\$100,000 - \$125,000	1,007	2,412	4,360
Median Age	41.50	41.10	41.30	\$125,000 - \$150,000	582	1,638	2,995
Average Age	42.00	41.50	41.60	\$150,000 - \$200,000	478	1,646	2,977
2023 Population by Race:				2023 Population by Education			
White	12,289	38,173	66,750	Some High School, No Diploma	421	1,441	2,838
Black	221	701	1,315	High School Grad (Incl Equivalency)	1,971	6,174	10,997
Am. Indian & Alaskan	169	463	881	Some College, No Degree	2,893	8,678	14,905
Asian	499	1,617	2,778	Associate Degree	947	2,672	4,173
Hawaiian & Pacific Island	18	74	128	Bachelor Degree	3,193	9,750	16,612
Other	399	1,189	2,079	Advanced Degree	1,681	5,420	9,565
Hispanic Origin	1,763	5,397	9,961	2023 Population by Occupation			
U.S. Armed Forces:				Real Estate & Finance	555	1,673	3,137
Households:	6	6	12	Professional & Management	5,066	15,742	27,329
2028 Projection	28,702	77,102	132,241	Public Administration	514	1,503	2,566
2023 Estimate	28,652	76,196	131,192	Education & Health	1,629	5,313	9,056
2010 Census	22,789	55,837	99,272	Services	1,358	3,937	6,391
Growth 2023-2028	0.17%	1.19%	0.80%	Information	147	541	1,044
Growth 2010-2023	25.73%	36.46%	32.15%	Sales	1,910	5,754	9,996
Owner Occupied	3,884	11,989	21,289	Transportation	440	1,205	1,710
Renter Occupied	2,189	6,755	10,140	Retail	1,029	2,799	4,657
2023 Avg Household Income	\$108,328	\$107,329	\$112,747	Wholesale	255	610	979
2023 Med Household Income	\$90,875	\$84,242	\$90,596	Manufacturing	617	1,545	2,578
				Production	570	1,689	2,940
				Construction	516	1,531	2,483
				Utilities	259	782	1,577
				Agriculture & Mining	198	615	991
				Farming, Fishing, Forestry	11	150	216
				Other Services	359	1,289	2,161

Exclusive Agents

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