

FOR SALE - 1,587 SF OFFICE/MEDICAL/RETAIL ON 0.47 ACRES

OWNER USER OR REDEVELOPMENT OPPORTUNITY
FLEXIBLE M-C-T ZONING

7700 W 14TH AVENUE
LAKEWOOD, CO 80214



TRANSWORLD[®]
Commercial Real Estate



FOR SALE OR LEASE - \$650,000
INQUIRE FOR DETAILS

5261 Quebec Street, Suite 200
Greenwood Village, Colorado 80111



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Section Page 1

1

PROPERTY SUMMARY

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OWNER USER OR REDEVELOPMENT OPPORTUNITY

7700 West 14th Avenue | Lakewood, CO 80214



Design Highlights

Current Use:	Dental Office
Price:	\$650,000
Available SF:	1,587
Stories:	1
Lease Rate:	TBD
Lot Size:	0.47 Acres
Topography:	Level
Year Built:	1967
Construction:	Frame
HVAC:	Yes
Parking Spaces:	15
# Exam Rooms:	4
Zoning:	M-C-T, Lakewood

Property Overview

Located at 7700 W 14th Avenue, Lakewood - this 1,587 SF freestanding building is currently operating as a dental office and offers exceptional flexibility for a variety of future uses. The existing layout is well-suited for continued medical or professional office occupancy, while the prominent standalone presence also make it an attractive option for retail users seeking visibility and accessibility. The current layout features four exam rooms, reception office with waiting room, two private offices, two half baths, employee lounge, and utility closet. The large, 0.47-acre parcel is zoned Mixed Use Core Transit in Lakewood (M-C-T), presenting a compelling redevelopment opportunity as well, allowing investors and owner-users to capitalize on its versatile zoning and sizable lot to reimagine the site for long-term value.

Location Overview

Near the heavily-traveled intersection of Wadsworth and Colfax in Lakewood, and just across the street from the RTD Light Rail Station and Park/Ride. Several new TOD projects underway nearby.

SECTION II

Photos



PROPERTY PHOTOS

OWNER USER OR REDEVELOPMENT OPPORTUNITY
7700 West 14th Avenue | Lakewood, CO 80214



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PROPERTY PHOTOS

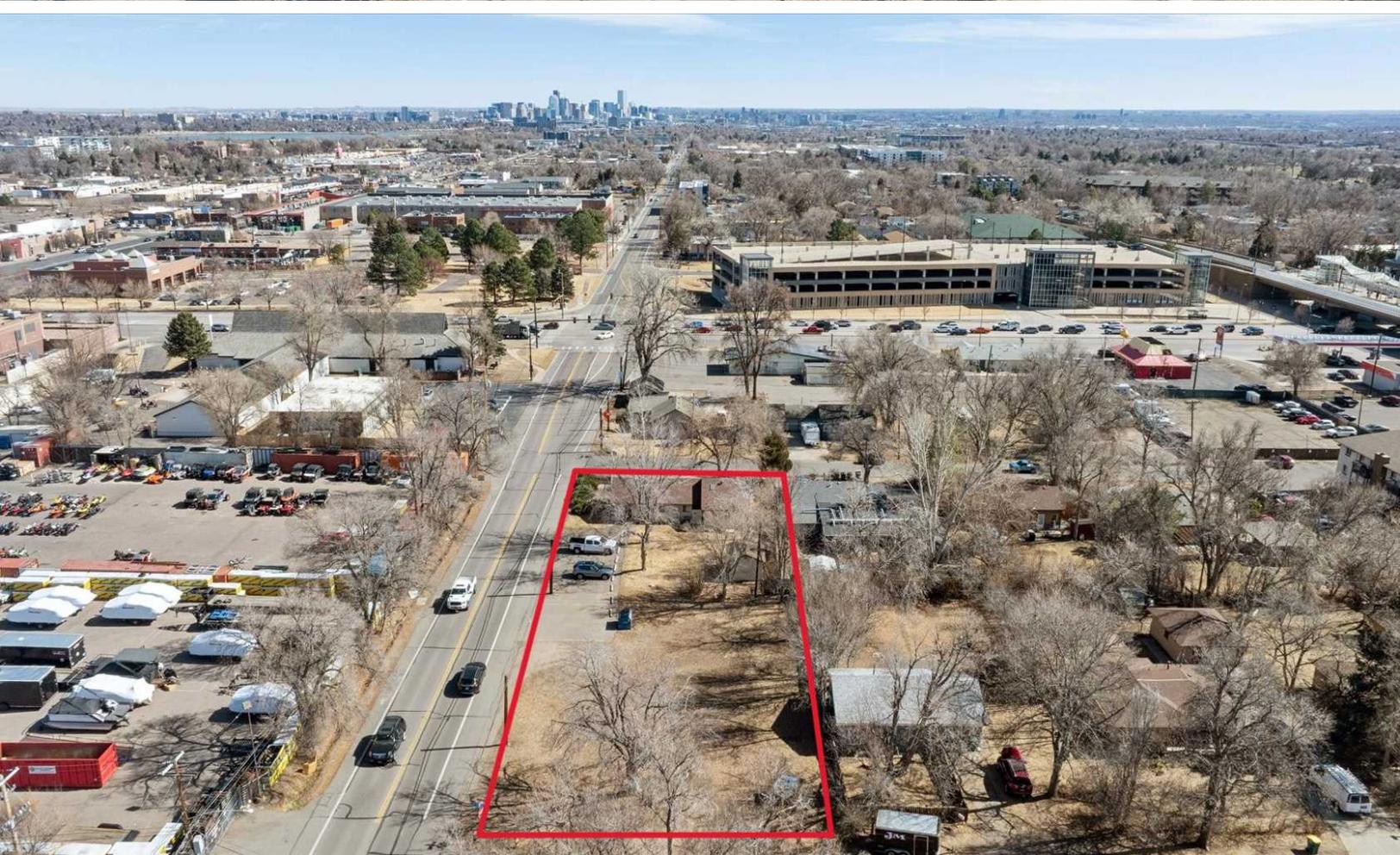
OWNER USER OR REDEVELOPMENT OPPORTUNITY
7700 West 14th Avenue | Lakewood, CO 80214



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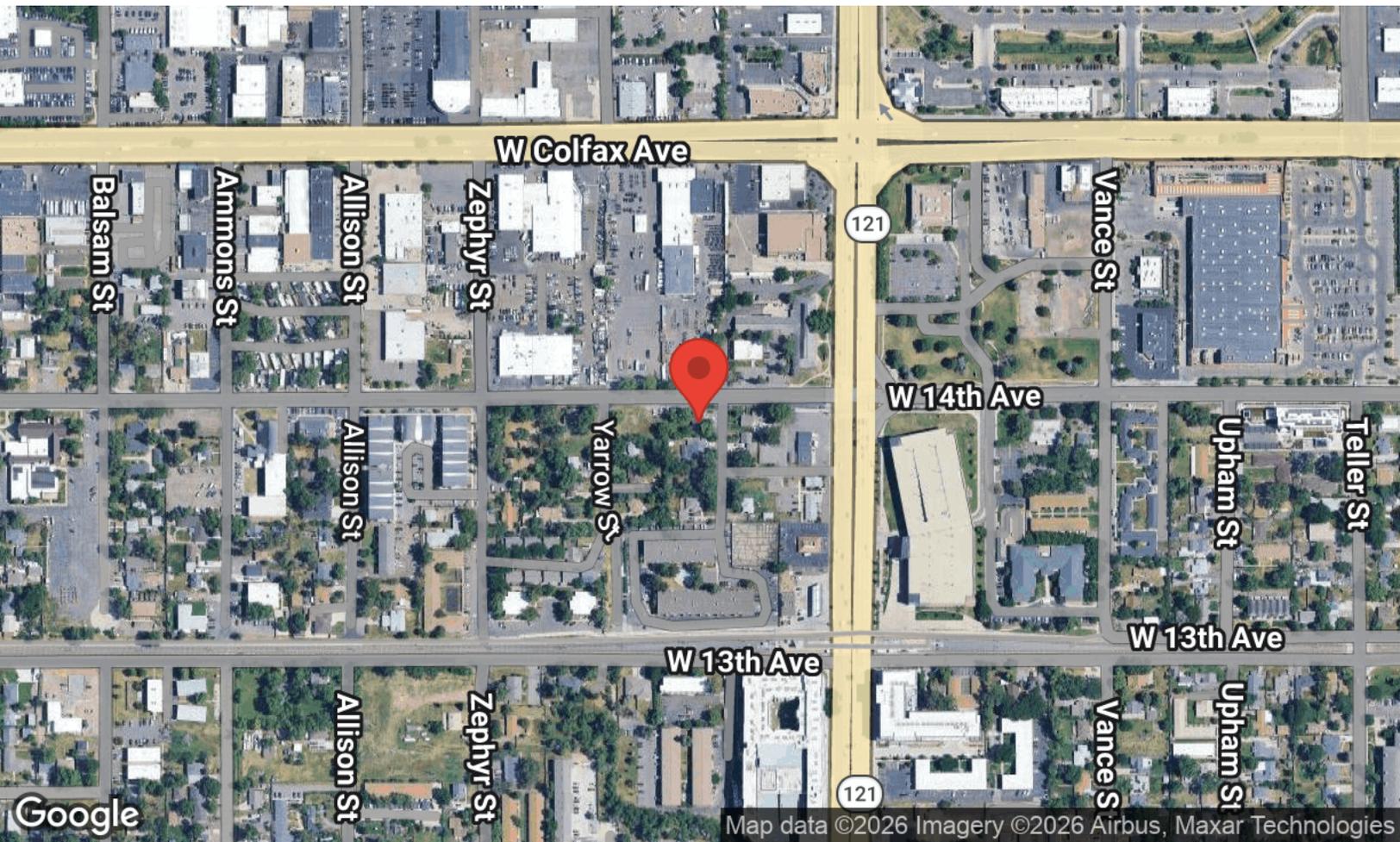
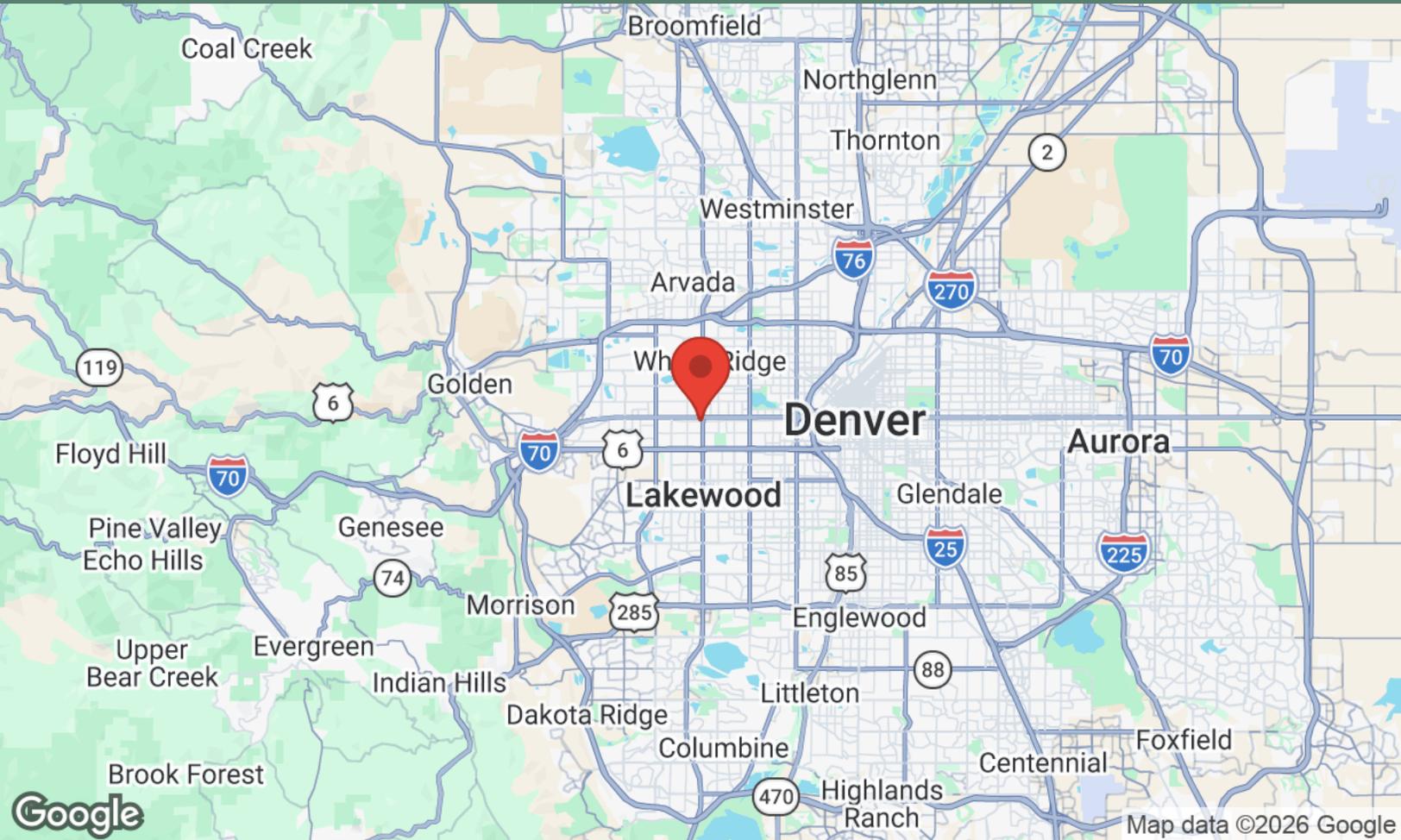
SECTION III

Maps / Demographics



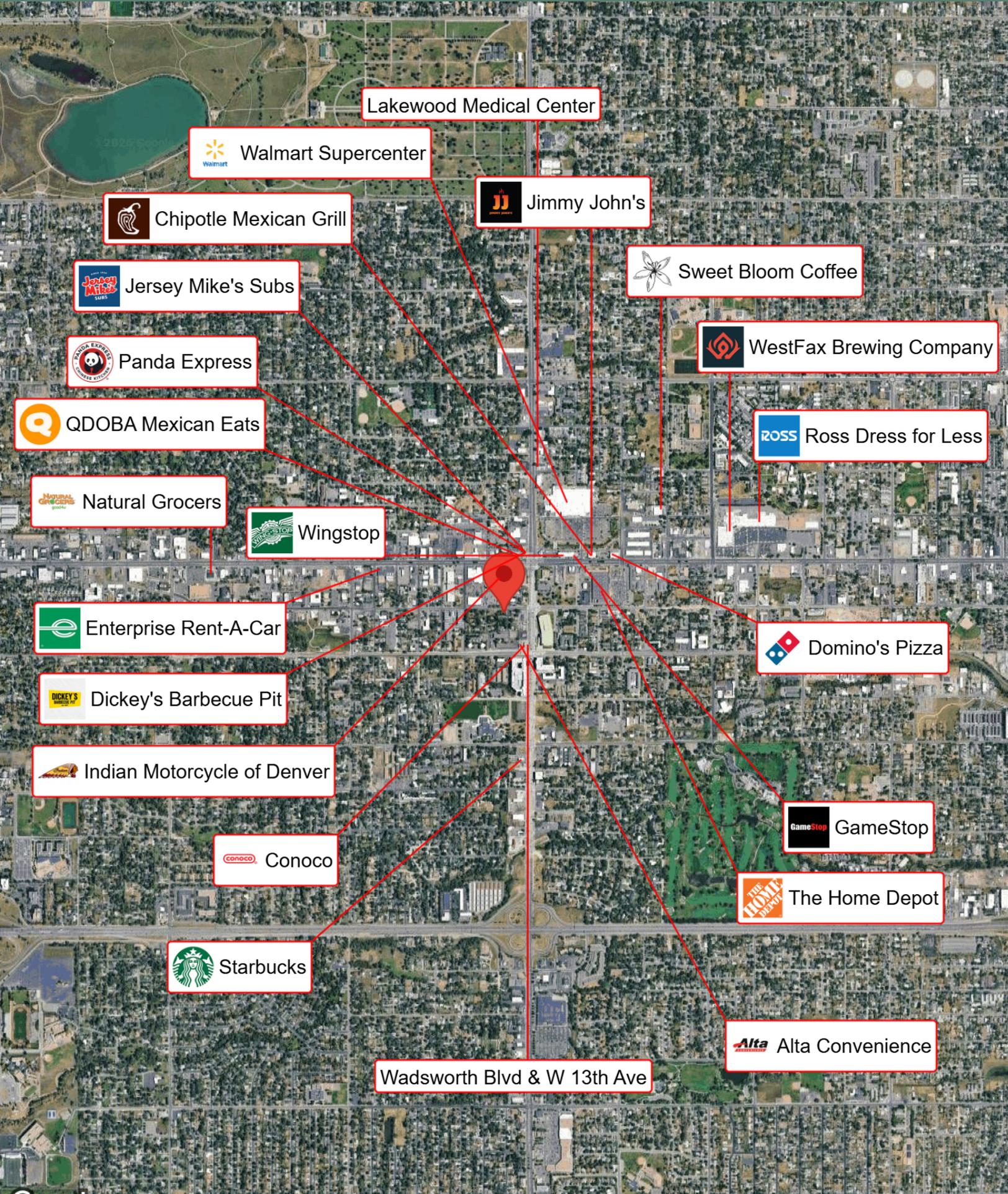
LOCATION MAPS

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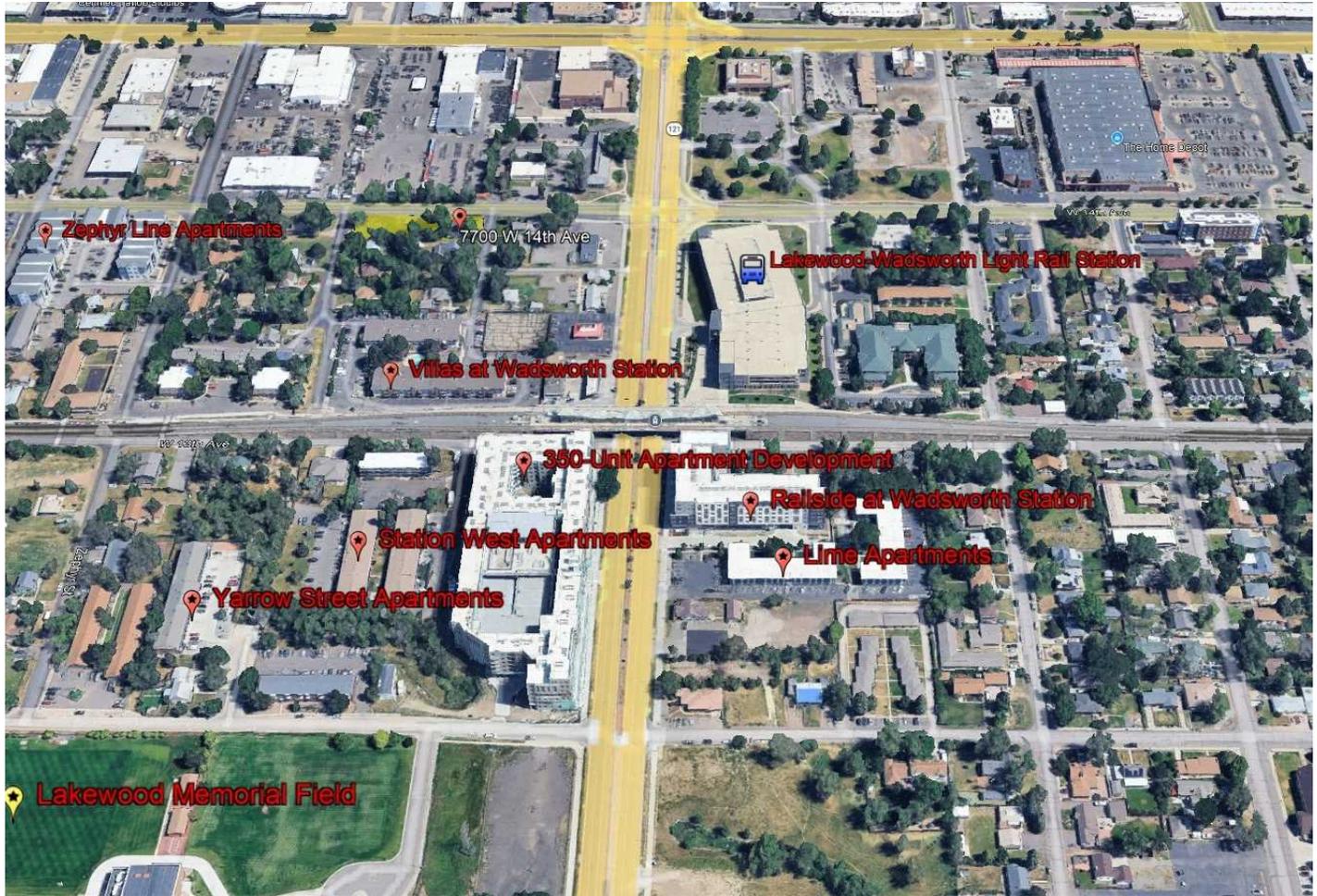
BUSINESS MAP

OWNER USER OR REDEVELOPMENT OPPORTUNITY
7700 West 14th Avenue | Lakewood, CO 80214



ZONING AND DEVELOPMENT OPPORTUNITIES

0.47 Acres / MCT Zoning
7700 West 14th Avenue | Lakewood, CO 80214



Development Opportunities

- Close proximity to the Lakewood-Wadsworth Light Rail Station and Park/Ride
- Several transit-oriented developments nearby, including Rainside at Wadsworth Station and a 350-unit apartment building (currently under construction)
- Zoning: Mixed-Use Core Transit (M-C-T)
- Possible uses include: Attached Dwelling Unit, Multifamily, Group Home, Group Residential Facility, Bar, Club, Lodge, or Service Organization, Day Care Facility, Adult or Child, Entertainment Facility, Indoor, Fitness or Athletic Facility, Private, Gallery or Studio, Hotel, Motor Vehicle Sales, Indoor, Office, Parking, Stand-Alone, Structured, Personal Service, Restaurant, Horticulture, Retail, Community Building, Park, Religious Institution, School, Public or Private, Transportation Facility, University or College, Utility Facility, Home Business, Major, Wireless Communications Facility, Stealth, New Freestanding Structure ≤ 60 ft. in height

DEMOGRAPHICS

OWNER USER OR REDEVELOPMENT OPPORTUNITY
7700 West 14th Avenue | Lakewood, CO 80214



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	8,423	71,664	205,512
Female	7,474	68,351	194,132
Total Population	15,897	140,015	399,644

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	10,878	90,394	250,297
Black	644	4,438	13,308
Am In/AK Nat	76	686	1,798
Hawaiian	37	126	280
Hispanic	3,537	37,160	109,782
Asian	370	3,934	14,147
Multiracial	324	2,996	9,232
Other	30	280	839

Housing	1 Mile	3 Miles	5 Miles
Total Units	7,990	68,794	199,786
Occupied	7,476	63,078	181,393
Owner Occupied	2,683	30,951	89,961
Renter Occupied	4,793	32,127	91,432
Vacant	513	5,716	18,393

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	2,146	20,094	56,514
Ages 15 - 24	1,840	15,566	44,822
Ages 25 - 54	7,452	67,377	199,600
Ages 55 - 64	1,835	14,358	39,750
Ages 65+	2,622	22,621	58,958

Income	1 Mile	3 Miles	5 Miles
Median	\$76,066	\$90,776	\$97,017
Under \$15k	873	5,215	13,816
\$15k - \$25k	540	3,956	9,182
\$25k - \$35k	463	3,866	9,748
\$35k - \$50k	643	4,910	13,430
\$50k - \$75k	1,182	8,991	24,814
\$75k - \$100k	864	7,293	22,374
\$100k - \$150k	1,123	10,970	33,232
\$150k - \$200k	987	7,726	22,189
Over \$200k	800	10,154	32,607



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Jason joined the Transworld CRE team in April 2021 and enjoys working alongside the Business Advisors in helping clients to achieve their real estate goals. With 15 years of asset management, development, and financial analysis experience, Jason focuses on valuation, investment and owner-occupied sales and acquisitions across asset classes.

Prior to joining Transworld, Jason served a lead role with a prominent Family Office in Northeast PA where he managed a diverse multi-segment RE portfolio. He was responsible for creating and executing business plans for each property, overseeing asset management processes, and analyzing potential acquisition and disposition opportunities in line with the family's investment objectives. Jason earned an MBA in Finance from Lehigh University (where he was awarded a Martindale Fellowship to study Corporate Social Responsibility in the UK) and a certificate in Commercial Real Estate from Cornell University. He was also an active member in the Philadelphia Chapter of ULI and served on the Zoning Board, Planning Commission, and Board of Supervisors for Smithfield Township.

Despite “retiring” from professional baseball in 2005, Jason maintains an active lifestyle and fully embraces Colorado's many opportunities to get outdoors. He is an avid Cross-Fitter, golfer, fisherman, and mountain biker, and there's nothing he enjoys more than bouncing from sport-to-sport with his active family!