

1545 & 1555 SHERIDAN BLVD



CONFIDENTIAL OFFERING MEMORANDUM

BROKERAGE TEAM



TRAVIS HODGE

Director

direct 404.259.8171

travis.hodge@mmgrea.com



TAYLOR BURNS

Investment Sales Advisor

direct 303.842.4278

taylor.burns@mmgrea.com



ADAM BELLIN

Investment Sales Advisor

direct 301.775.9015

adam.bellin@mmgrea.com





PROPERTY OVERVIEW

5

executive summary

development highlights

property details

amenity map

LOCATION OVERVIEW

10

commerce city overview

denver overview



PROPERTY OVERVIEW

executive summary

development highlights

property details

amenity map

EXECUTIVE SUMMARY

MMG Land Team is pleased to bring 1545 & 1555 Sheridan Blvd to the market. Located in Lakewood but just blocks away from Edgewater, this property is minutes from Sloan's Lake, Edgewater Market, RTD light rail stops, and the well-known Alamo Drafthouse movie theater. This high-density area features strong demographics, with the average family income being over \$108K within three miles of the property. Townhome rents are competitive in this area, with new builds being popular in the Edgewood neighborhood that these parcels reside in. Redfin was showing average townhome rents being over \$3,000 in the area.

The Edgewood neighborhood offers a unique blend of small-town charm and urban convenience. Situated just west of Denver, residents enjoy picturesque views and a range of outdoor activities like biking, running, kayaking, and more. Additionally, the neighborhood's vibrant artistic community infuses energy and creativity into the area. Excellent walkability, bike-friendly streets, and good public transit options enhance mobility. With a variety of housing options, quality schools, and active community events, this location provides a high quality of life, making it an attractive place for families, young professionals, and retirees.



DEVELOPMENT HIGHLIGHTS

- » Less than ½ a mile from Sheridan Light Rail station
- » Located right next to the vibrant Sloan's Lake Park, home to Denver's largest lake
- » Average family income of \$108K within three-mile radius of property
- » Average townhome rents \$3,100 within 1-mile radius of property
- » Less than a mile from Edgewater Marketplace shopping area



1545 & 1555 Sheridan Blvd
LAKEWOOD, CO

M-G-U (1545) and R-MF (1555)
ZONING & ENTITLEMENTS

39-364-15-009, 39-364-15-010
PARCEL ID

0.31 AC (13,300 SF)
ACREAGE

No Max./Min. units/acre
POTENTIAL DENSITY

\$830,000
LIST PRICE



AMENITY MAP





LOCATION OVERVIEW

nearby demographics
commerce city overview



LAKWOOD OVERVIEW

Lakewood is the largest city in Jefferson County and the fifth-largest city in the state of Colorado. It is conveniently located 10 minutes west of downtown Denver and 10 minutes east of the foothills of the Rocky Mountains. With easy access to I-25, I-70, CO-470, and US-6, Lakewood is a desirable place for commercial and residential development.

Lakewood is known for its breathtaking views, eclectic culture, and growing commerce. The historic commercial corridor known as West Colfax is seeing economic growth after the addition of the W line and other initiatives. In some areas, commercial property values for spaces near light rail stops have doubled and, in some cases, tripled over the past few years. Additionally, Transit Oriented Development (TOD) has made living, working, shopping, and playing in Lakewood even more enjoyable by reducing sprawl, protecting existing neighborhoods, reducing commute times and traffic congestion, and improving environmental quality and open space preservation. The city's top employer is the Denver Federal Center, but it's also home to headquarters for Einstein Bros. Bagels, 1stBank and The Integer Group.



**FIFTH-LARGEST CITY
IN THE DENVER
METRO AREA**



**#17
MOST DIVERSE DENVER
NEIGHBORHOOD (NICHE)**



DENVER OVERVIEW

Denver, the capital and most populous city of Colorado, ranks as the 19th largest city in the United States. Offering a wide range of lifestyle amenities, Denver is widely viewed as one of the best cities in the nation on a range of experiential metrics: the Mile High City ranked second in the *U.S. News & World Report's* 2019 list of Best Places to Live. With a highly diverse economy, the MSA boasts the reputation of consistently outperforming the national average job metrics. This was best demonstrated by the city's recovery after both the Great Recession and the COVID-19 pandemic: Denver was among the first metros to fully recover jobs lost after the Great Recession and the city has recovered approximately half of the jobs lost during Q2 2020 shutdowns. This strong recovery trend has contributed to Denver becoming a preferred destination for well-educated millennials, and net migration and population growth has trended well above the national average in the past decade.



**11 FORTUNE 500
COMPANY
HEADQUARTERS**



**3.6M PROJECTED
POPULATION OF
MSA BY 2030**



**46% OF RESIDENTS
HOLD AT LEAST A
BACHELOR DEGREE**

All interested buyers are hereby advised that the ownership of 1545 & 1555 Sheridan Blvd is soliciting offers via MMG Real Estate Advisors. Any offers submitted by a prospective buyer may be accepted or rejected in the sole discretion of the Owners. As part of the offer process, the Owners will be evaluating a number of factors above and beyond the price and terms, including the experience, financial health and track record of the purchasers.

This Offering Memorandum package was prepared exclusively by MMG Real Estate Advisors, with all information within having been reviewed by the Owner. The information herein is confidential and provided solely for the purpose of analyzing a potential acquisition of the Property. It is not to be used for any other purpose or made available to another without the express written consent of MMG Real Estate Advisors. While the information relied on to create this package is deemed to be highly reliable, it does not represent all material information regarding the subject Property and buyers should not consider this package as any sort of substitute for a thorough and complete examination of the financials and a rigorous and in-depth due diligence process. MMG Real Estate Advisors and seller have not conducted an analysis of the operating documents and history, the financial records, the individual leases, or the tenants that have signed them. In addition, there has been no in-depth investigation of the physical premises or any potential environmental issues that could potentially affect the property, and MMG Real Estate Advisors makes no warranty or representation whatsoever regarding the integrity or accuracy of the aforementioned information. As such, any prospective purchasers are strongly encouraged to conduct their own in-depth investigation of both the financial health and physical soundness of the property. MMG Real Estate Advisors also strongly encourages all prospective purchasers to contact their own personal and corporate tax and legal counsel to determine the consequences of this type of potential investment.

MMG Real Estate Advisors and Seller strongly recommend that prospective purchasers conduct an in-depth investigation of every physical and financial aspect of the property to determine if the property meets their needs and expectations. We also recommend that prospective purchasers consult with their tax, financial and legal advisors on any matter that may affect their decision to purchase the property and the subsequent consequences of ownership.

No commission or finder's fee shall be payable to any party by the Owners nor any affiliate or agent thereof in connection with the sale of the Properties unless otherwise agreed to by the Owners in writing. Any compensation paid to a buyer's broker will be paid by the purchaser and will not be paid by the seller or seller's exclusive agent.

© 2024 MMG Real Estate Advisors

PROPERTY TOURS

Tours by Scheduled Appointment Only

CALL FOR OFFERS DEADLINE

TBD

ASKING PRICE & TERMS

\$830,000 sold as-is

SOURCES

Images provided by Shutterstock.com, istockphoto.com, Unsplash and Public Domain licensing.

An aerial photograph of a city street intersection. A green rectangular box highlights a specific area of land in the center of the intersection. The surrounding area includes residential houses, parking lots, and commercial buildings. The text '1545 & 1555 SHERIDAN BLVD' is overlaid in large white letters at the top right of the image.

1545 & 1555 SHERIDAN BLVD

TRAVIS HODGE

Director

direct 404.259.8171

travis.hodge@mmgrea.com

TAYLOR BURNS

Investment Sales Advisor

direct 303.842.4278

taylor.burns@mmgrea.com

ADAM BELLIN

Investment Sales Advisor

direct 301.775.9015

adam.bellin@mmgrea.com

