

FOR SALE
\$5,389,000



PARK WEST BUSINESS CENTER
810 QUAIL STREET
Lakewood, CO 80215

PROPERTY HIGHLIGHTS

- Rare small bay industrial in the West Denver Market
- 25,000 SF building with 8 units
- Built in 1978, renovated in 2023
- Zoned LI - Light Industrial City of Lakewood
- Located close to shopping and restaurants
- Currently at 100% occupancy with upside in rents
- Versatile and well-maintained building
- Immediate returns and future growth potential



ACCESS

6TH
AVE/UNION
BLVD



PARKING

30 SPACES



BUILDING SF

25,000 SF



LOT SIZE

1.39 ACRES



ZONING

LI - LIGHT
INDUSTRIAL



YEAR BUILT/RENO

1978/2023

PROPERTY DESCRIPTION

Introducing 810 Quail Street, Lakewood, CO, a prime opportunity for small bay, industrial/flex, value add investors. This 25,000 SF building comprises 8 units, offering a desirable mix of versatility and potential. Renovated in 2023, this well-maintained property boasts modern amenities and infrastructure. Zoned LI - Light Industrial City of Lakewood, it caters to a variety of business needs. The property is situated in the West Denver market close to 6th Ave and Union Blvd and currently operating at 100% occupancy. This investment provides immediate returns and future value add growth potential. Don't miss out on this exceptional industrial/flex space opportunity.

All information contained herein has been obtained from sources we believe to be reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance. No warranty or representation, express or implied, is made as to the accuracy of the information contained herein. We encourage verification of all information prior to making financial decisions.



PROPERTY SUMMARY



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PETE FOSTER

970.420.1718
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OFFERING SUMMARY

Sale Price:	\$5,389,000
Number of Units:	8
Lot Size:	1.39 Acres
Building Size:	25,000 SF
NOI:	\$199,536.00
Cap Rate:	3.7%

DEMOGRAPHICS 0.3 MILES 0.5 MILES 1 MILE

Total Households	105	815	4,397
Total Population	220	1,759	9,548
Average HH Income	\$82,429	\$87,028	\$95,837

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LOCATION DESCRIPTION

Explore the thriving West market surrounding the property at 810 Quail Street, offering an array of amenities and attractions for potential Flex/Industrial building investors. Situated in the heart of Lakewood, CO, this dynamic area provides convenient access to the 6th and Union shopping and dining district, Belmar and is ideal for networking and client entertainment. Nearby Morrison/Red Rocks Areas offers a picturesque backdrop for outdoor activities and leisure, creating an appealing environment for professionals seeking a balanced work-life atmosphere. With proximity to major highways and downtown Denver, the location presents an exciting opportunity for businesses looking for a strategic and accessible setting for their company office/flex space.

PARKING DESCRIPTION

30 Surface parking spaces available

LOADING DESCRIPTION

14 Grade level, drive in doors

POWER DESCRIPTION

125 - 200a/110 - 208v 3p

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COMPLETE HIGHLIGHTS



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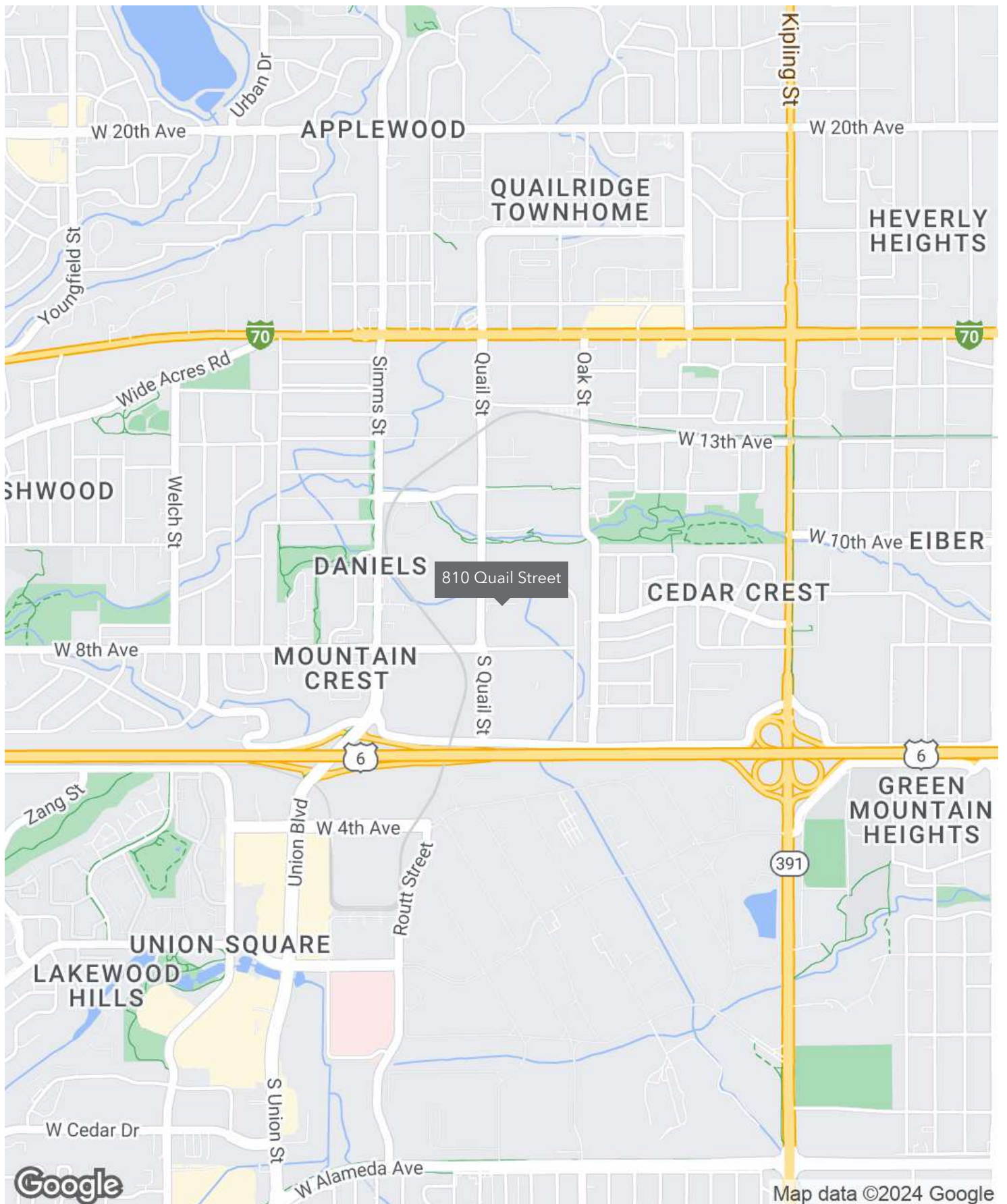


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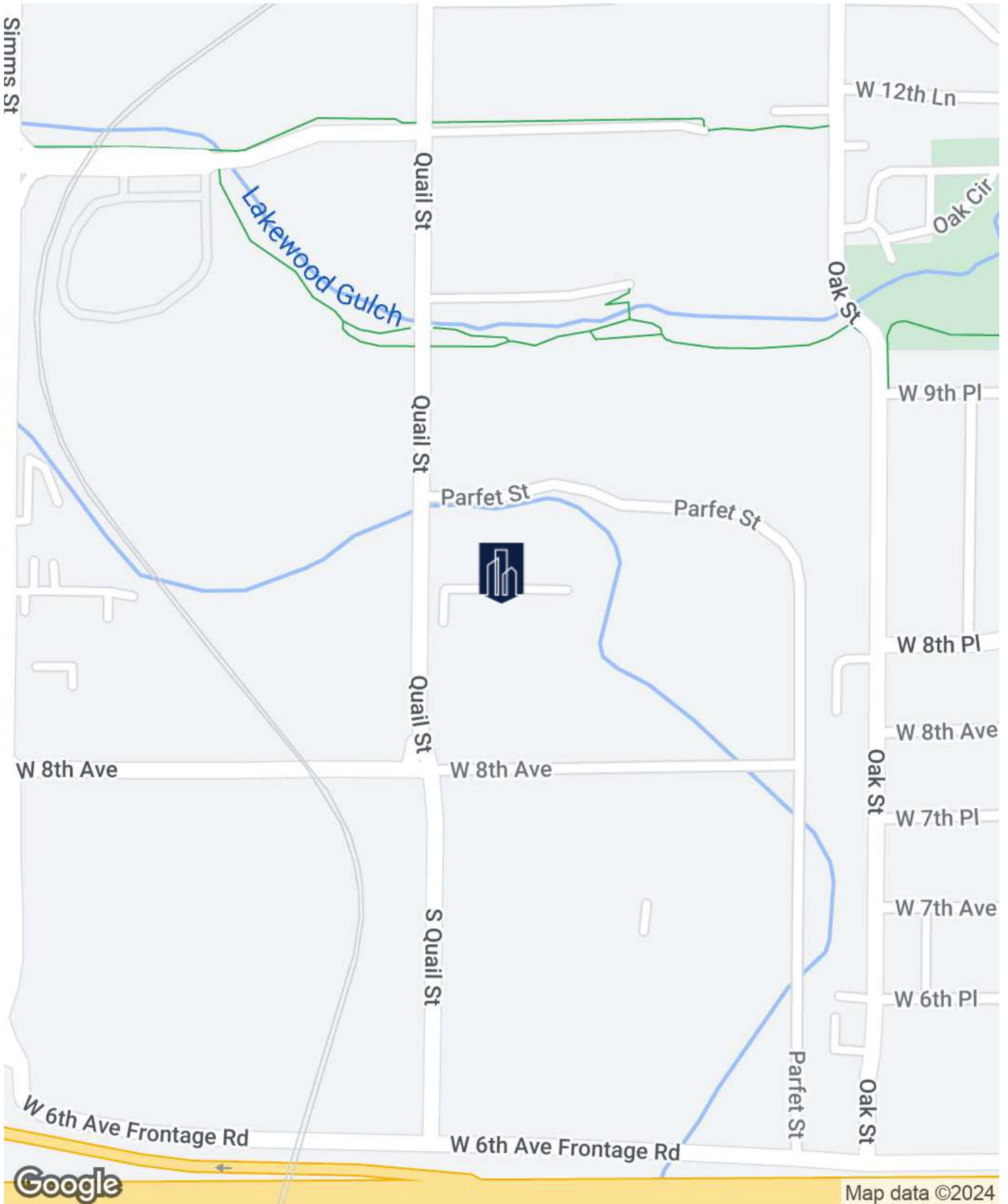
REGIONAL MAP



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LOCATION MAP



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AERIAL MAP



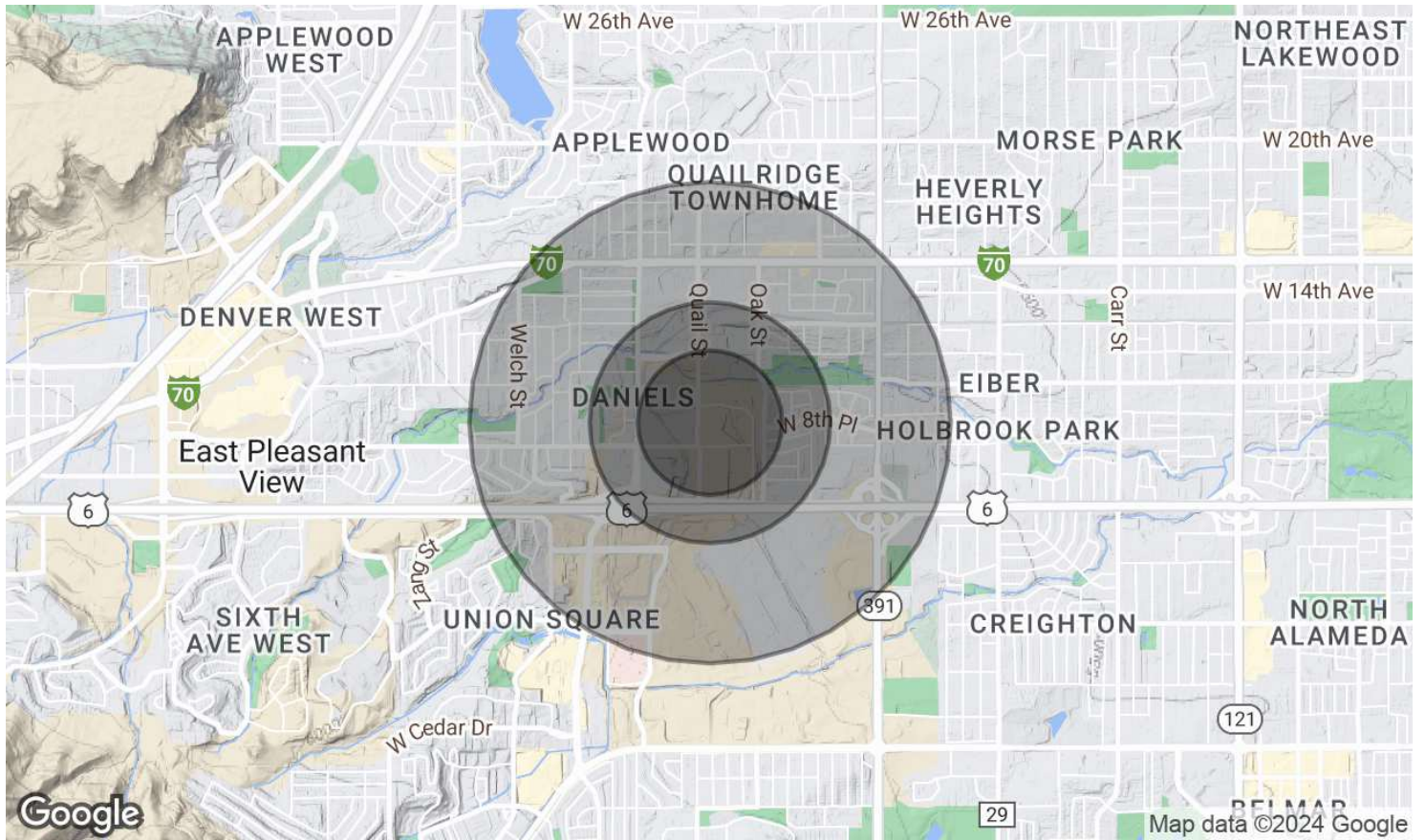
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DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	220	1,759	9,548
Average Age	38	39	41
Average Age (Male)	37	38	39
Average Age (Female)	39	40	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	105	815	4,397
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$82,429	\$87,028	\$95,837
Average House Value	\$570,020	\$594,022	\$616,104

Demographics data derived from AlphaMap

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ADVISOR BIO 1



PETE FOSTER

Senior Commercial Real Estate Advisor

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PROFESSIONAL BACKGROUND

Pete Foster is a Denver veteran in the Commercial Real Estate Industry. As a broker Pete focuses on Industrial, Office, Development Land and Investment Properties. After serving in the United States Air Force, Pete received dual Bachelor's of Science degrees with majors in Real Estate and Marketing from Colorado State University College of Business. Mr. Foster has now been in the Colorado Commercial Real Estate industry for over 18 years, and has successfully brokered over 400 Commercial Real Estate transactions. Pete brings a large range of knowledge from his degrees in Real Estate and Marketing and his extensive experience working with Developers, Property Owners, Business Owners and Financial Institutions.

Over the last 18 years, Pete has represented hundreds of clients and has built an extensive personal and professional network in Denver. Pete has consistently provided his clients with sound advice, detailed attention, impeccable service and long term vision. Pete has helped many clients build property portfolios, open businesses and Buy/ Sell Commercial property with the client's best long term interests held in the highest regard. When Pete is not working on real estate deals, he enjoys spending time with his family, playing disc golf, snowboarding, gardening and traveling internationally.

EDUCATION

Bachelor of Science : Business Administration

Majors: Real Estate & Marketing

MEMBERSHIPS

Denver Commercial Association of Realtors - Elite Member

ICSC - International Council of Shopping Centers

Madison Commercial Properties

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