

FOR SALE | 11,525 SF Religious Facility on 36,928 SF Lot



2025 Kipling Street, Lakewood, CO 80215 (Lakewood Christian Church Facility)



- 11,525 SF split-level building on 0.85 acres with approximately 50 parking spaces is available for sale
- Current configuration includes an auditorium (seats ± 175), 7+ classrooms, 6+ offices, commercial-style kitchen, and fellowship hall/multi-purpose room
- Existing elevator/lift in place, though in dormant condition
- Possible use rights on adjacent parcel, approximately 15 additional parking spaces could be made available
- High-traffic visibility to the 35,735 vehicles per day (VPD) on Kipling St.
- Quick access to Colfax Avenue and less than 5 minute drive to 6th Avenue highway and I-70 (north and west of property)
- Located just north of Colfax Avenue between Golden and Downtown Denver and in close proximity to Denver Federal Center, Colorado Mills Shopping District, and Belmar retail district
- Uses: religious assembly, faith-based organization, non-profit organization, private school or educational facility, or institutional use

Sale Price: \$1,700,000 (\$147.51/SF)



Katie Hummer
katie@kincommercial.com
(303) 870-3343

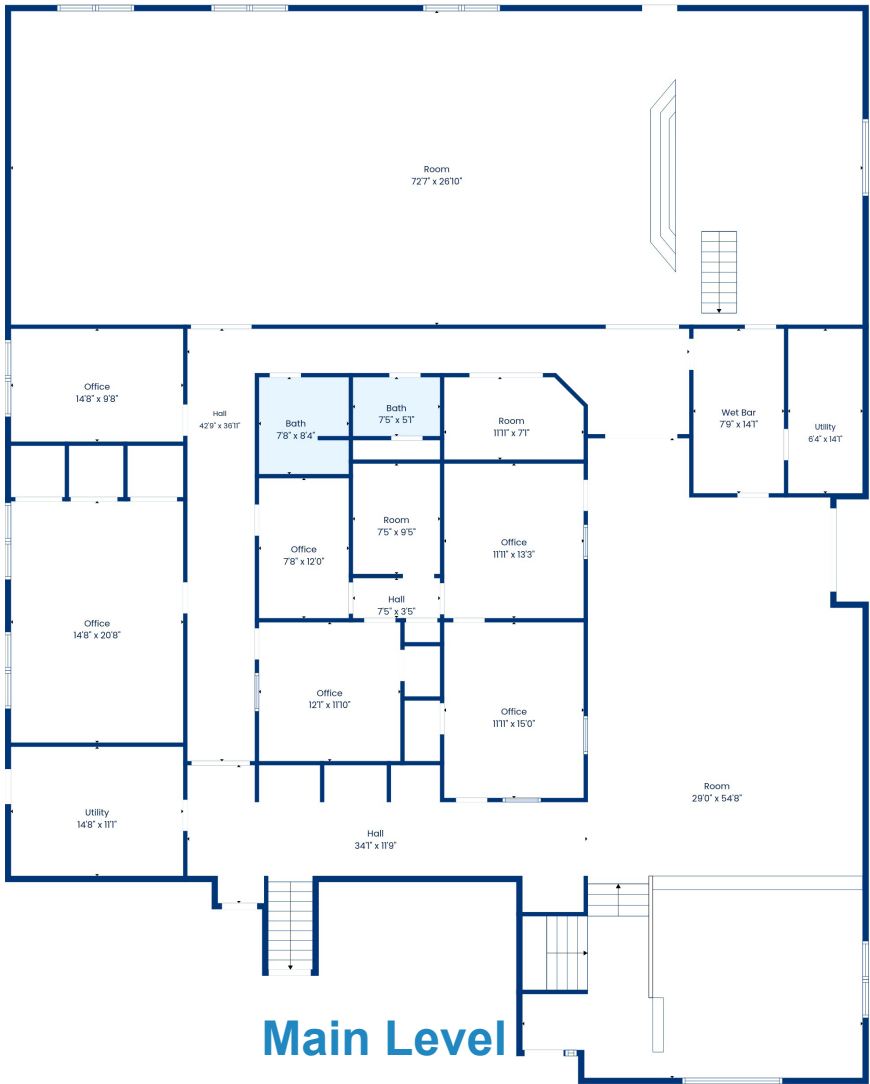
Tom Omdal
tom@kincommercial.com
(573) 881-4363

2025 Kipling Street Lakewood, CO 80215



Building Size	11,525 SF
Year Built / Renov.	1962
Lot Size	0.85 Acres / 36,928 SF
Zoning	R-1-12
Parking	Approx. 50 Surface Spaces
County	Jefferson
Adjacent Parking	Approx. 15 spaces available w/ adjoining lot

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population (2026)	12,379	107,544	330,026
Population (2031)	13,070	110,908	342,152
Households (2026)	5,690	47,688	142,658
Households (2031)	6,033	49,128	147,949
Avg Household Size	2.14	2.19	2.28
Median HH Income	\$84,807	\$91,241	\$98,009



Main Level

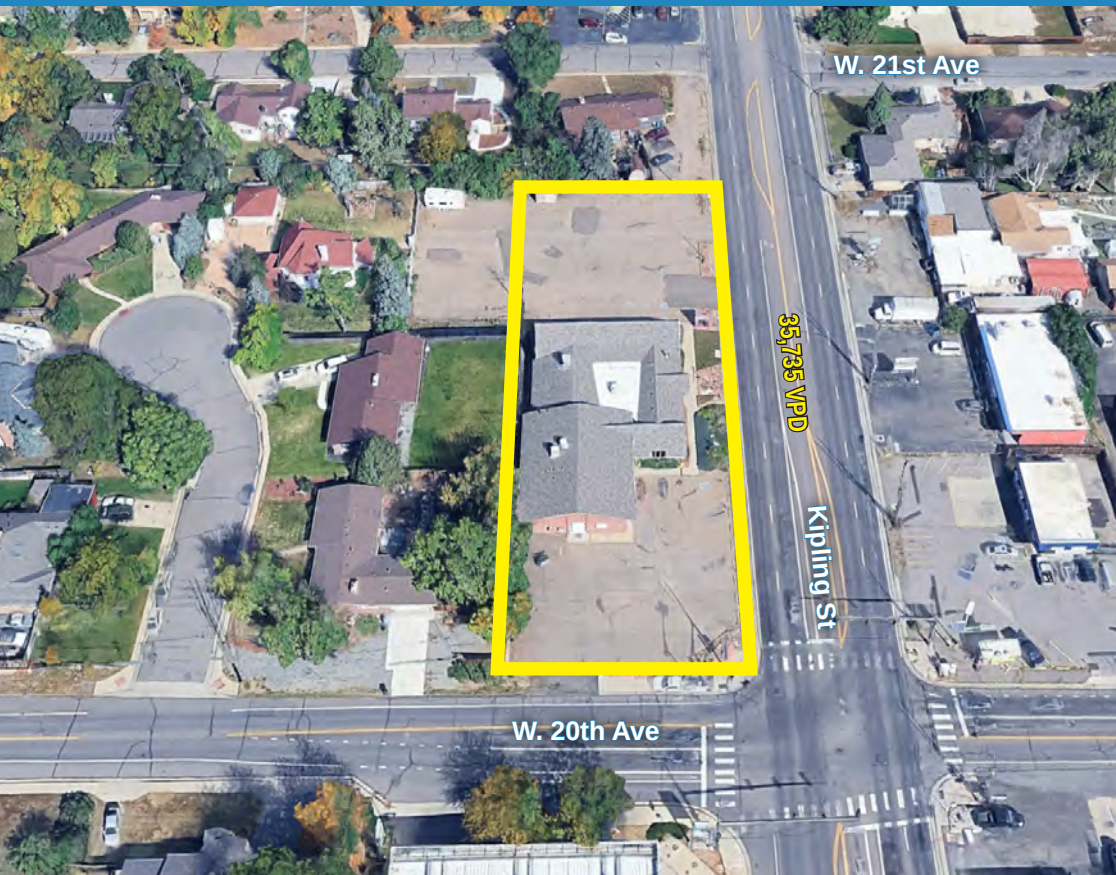


Upper Level



Lower Level

2025 Kipling Street Lakewood, CO 80215



Katie Hummer

katie@kincommercial.com

(303) 870-3343

Tom Omdal

tom@kincommercial.com

(573) 881-4363

Information herein has been obtained from reputable industry sources. Kin Commercial and its representatives make no representation, warranty or guaranty that the information contained herein is factual or reliable. Kin Commercial recommends that each potential tenant or buyer conduct their own individual investigation of this site to determine its suitability.