

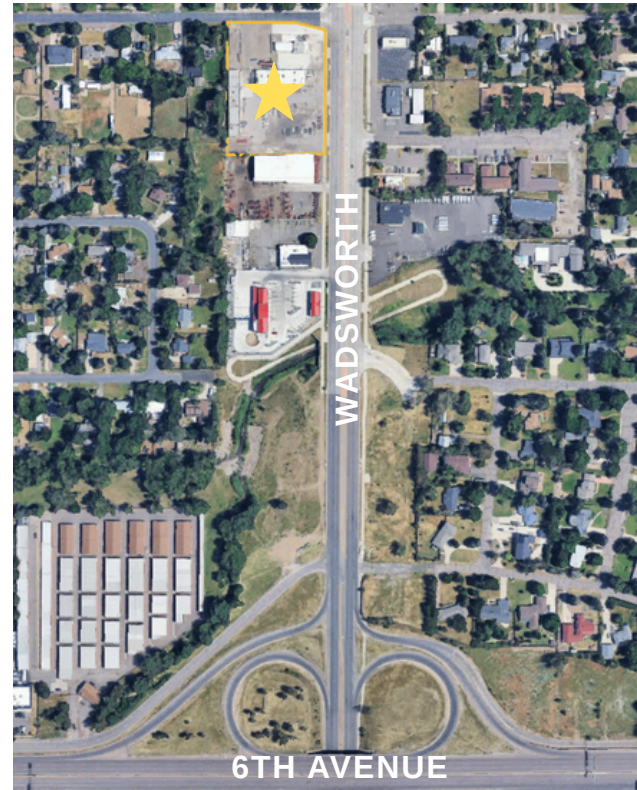
**829 WADSWORTH BOULEVARD  
LAKEWOOD, COLORADO**



**High-Visibility Mixed-Use  
Redevelopment Opportunity  
on Wadsworth**

**\$4,500,000**

- Tremendous multi-family development site on corner lot with 4 curb cuts and 3 water taps (2 3/4" and 1 1") - will have views!
- Potential to build 200 units - height restriction of 90 feet
- Very convenient location - close to Light Rail (4 blocks), major highways, and shopping (including Starbucks - 1 block, and Belmar Shopping District)
- Traffic count = over 60,000 cars per day
- Approximate site size 2+ acres
- Zoned MGU for Mixed Use - General - Urban - can probably do 1st floor retail
- 2024 taxes = \$46,529
- Owner pays taxes and insurance



***Direct Frontage on  
Wadsworth -  
Hot Opportunity with  
Flexible MGU Zoning -  
Strong Demographics***

**LISTED FOR SALE BY  
LEGACY 100 REAL ESTATE PARTNERS  
JIM WEICHSELBAUM, BROKER/OWNER  
303-888-4900 / JMWEICHSELBAUM@GMAIL.COM**

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**DEMOGRAPHICS**

- 2020 CENSUS POPULATION = 143,840
- MEDIAN AGE = 37.8
- 2024 AVERAGE HOUSEHOLD SIZE = 2.3
- 2024 AVERAGE HOUSEHOLD INCOME = \$91,140

**TRAFFIC COUNTS**

- WADSWORTH BLVD / W 8TH PL = 56,049
  - WADSWORTH BLVD / W 10TH AVENUE = 56,411
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