

2145

KIPLING ST

LAKWOOD, CO 80215

SALE PRICE & LEASE RATE

**\$725,000 • \$2,000/MONTH (NNN)**



**FREESTANDING  
OFFICE BUILDING**



**SAM LEGER**

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 **UNIQUE  
PROPERTIES**

TCN  
WILLIAMS

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# PROPERTY HIGHLIGHTS

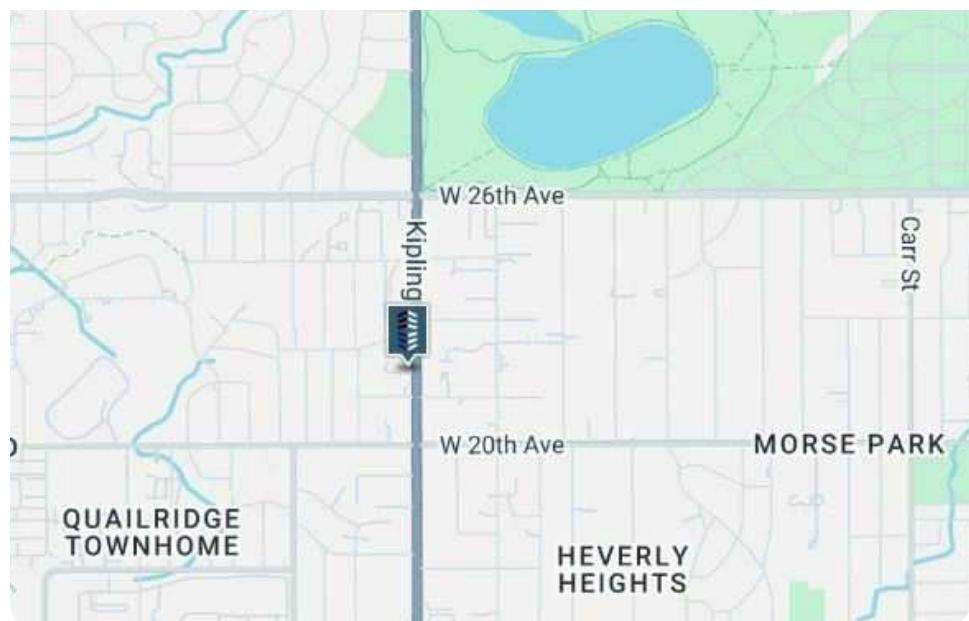
Sale Price	\$725,000
Lease Rate	\$2,000/ month + NNN
Building Size	2,311 SF (555 SF Basement)
Lot Size	0.19 AC
Parking	8 Spaces
Roof Type	Shingles
Year Built	1950
Zoning	M-E-C
Property Taxes (2023)	\$15,030.14

## PROPERTY DESCRIPTION

Unique Properties is pleased to present the opportunity to lease or purchase a standalone office building with monument signage in Lakewood, Colorado. This property offers over 2,300 square feet of office space, ideally located near 21st and Kipling in a rapidly developing area of the city. With proximity to Crown Hill Lake and the newly redeveloped Gold's Marketplace, the property enjoys high visibility and consistent traffic, providing access to a large and active customer base. Existing tenants demonstrate the building's strong leasability, making it a great investment opportunity or a perfect fit for an owner-user seeking to occupy part or all of the space.

Situated on a prominent corner in a growing corridor, this property offers excellent potential for businesses looking to expand and thrive.

- Growing area with strong demographics
- Corner lot with high visibility
- Average 2-mile Household Income of \$100,000+
- Median 5-mile home value of \$447,125
- Kipling and 21st traffic counts of 40,000+ VPD



## ADDITIONAL PHOTOS



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# RETAIL MAP

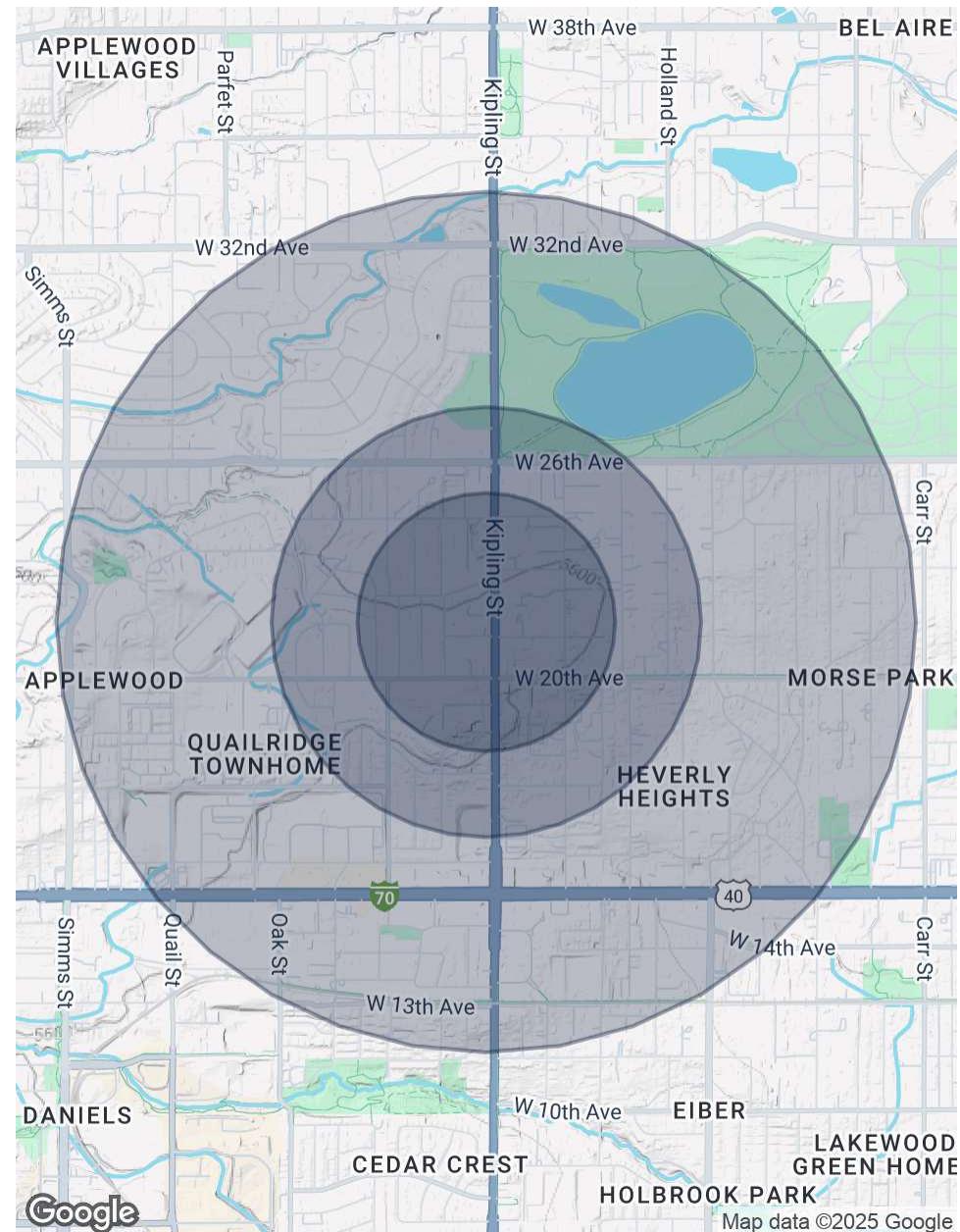


# DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	876	2,959	11,614
Average Age	44	44	44
Average Age (Male)	43	43	42
Average Age (Female)	45	45	45

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	400	1,367	5,251
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$97,838	\$98,471	\$103,741
Average House Value	\$720,488	\$702,413	\$674,095

Demographics data derived from AlphaMap





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