

2145

KIPLING ST

LAKEWOOD, CO 80215

SALE PRICE & LEASE RATE

\$725,000 • \$2,000/MONTH (NNN)



FREESTANDING
OFFICE BUILDING



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PROPERTY HIGHLIGHTS

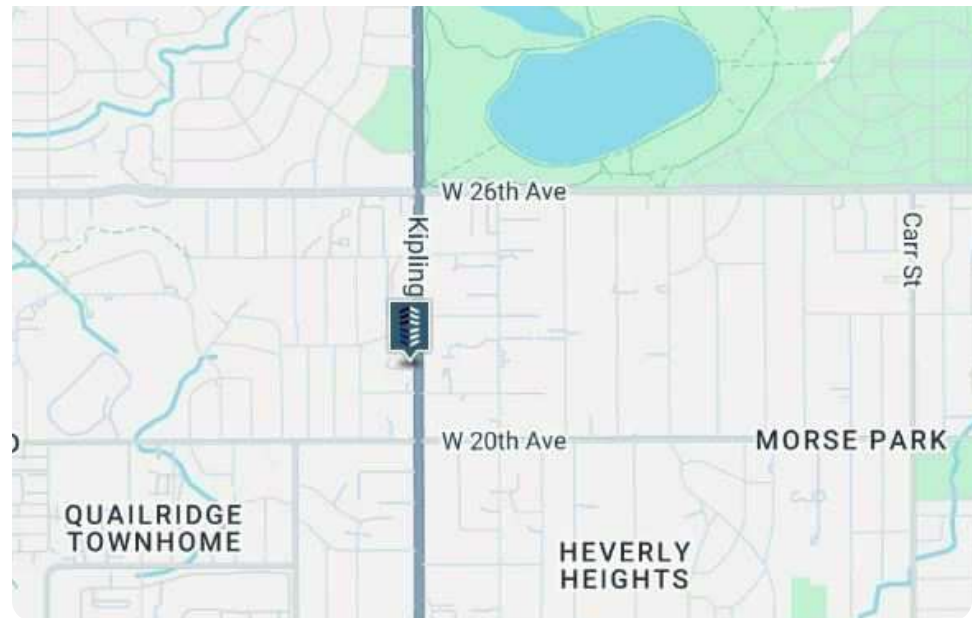
| | |
|-----------------------|----------------------------|
| Sale Price | \$725,000 |
| Lease Rate | \$2,000/ month + NNN |
| Building Size | 2,311 SF (555 SF Basement) |
| Lot Size | 0.19 AC |
| Parking | 8 Spaces |
| Roof Type | Shingles |
| Year Built | 1950 |
| Zoning | M-E-C |
| Property Taxes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

PROPERTY DESCRIPTION

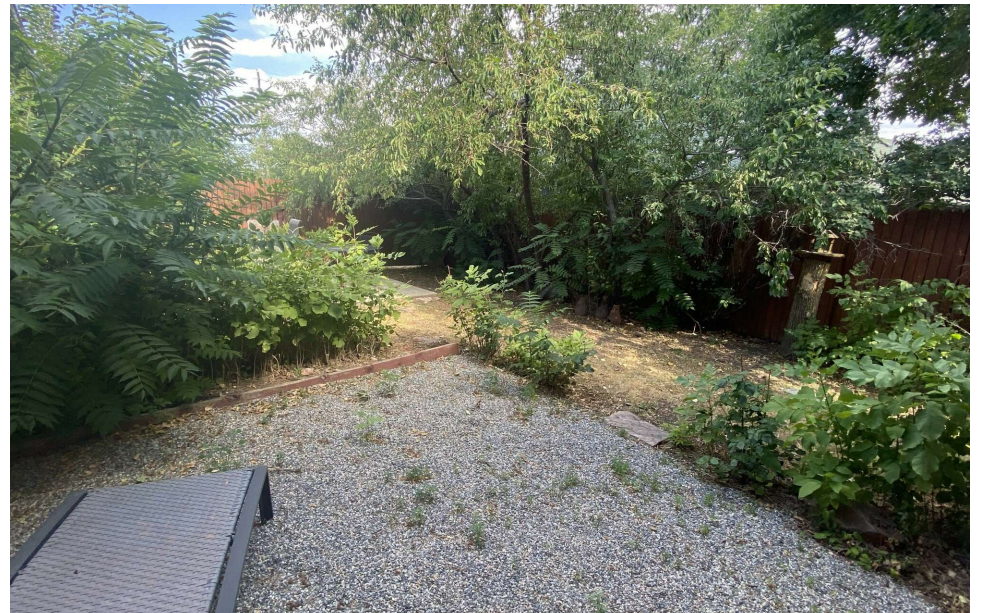
Unique Properties is pleased to present the opportunity to lease or purchase a standalone office building with monument signage in Lakewood, Colorado. This property offers over 2,300 square feet of office space, ideally located near 21st and Kipling in a rapidly developing area of the city. With proximity 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



ADDITIONAL PHOTOS



RETAIL MAP

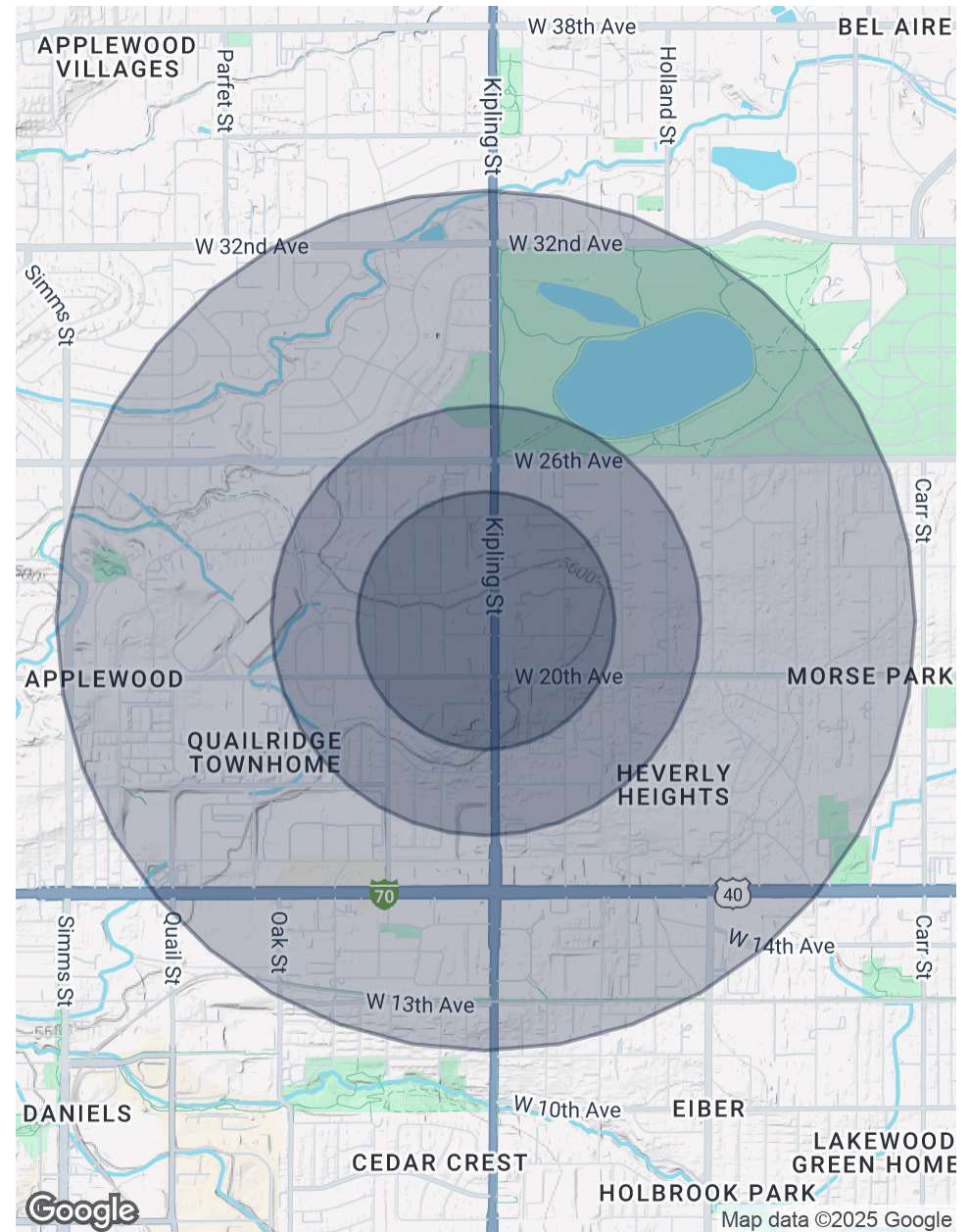


DEMOGRAPHICS MAP & REPORT

| 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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