



13121 W ALAMEDA PKWY

Lakewood, CO 80228

PROPERTY HIGHLIGHTS

- 1.31 acres of developable commercial land
- Flexible M-G-S zoning allows commercial and multifamily development
- Located along the well-traveled West Alameda Parkway corridor
- Anchored by Safeway and surrounded by national and local retailers
- Close to Green Mountain and established residential communities
- Excellent visibility, accessibility, and long-term growth potential



LOT SIZE

1.31 ACRES



TAXES

\$11,543
USD



ZONING

M-G-S

PROPERTY DESCRIPTION

Rare 1.31-acre commercial parcel along the highly visible West Alameda corridor, near Green Mountain and anchored by Safeway. Zoned M-G-S (Mixed-Use - General - Suburban) under the City of Lakewood's flexible zoning code, allowing a broad range of commercial and multifamily uses. This site offers exceptional potential for retail, office, restaurant, or residential development and represents one of the last remaining vacant parcels in this thriving Lakewood submarket.

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.



ADDITIONAL PHOTOS



STEVE MASZTALER

303.229.3871

smasztaler@madisoncommercial.com



RETAILER MAP



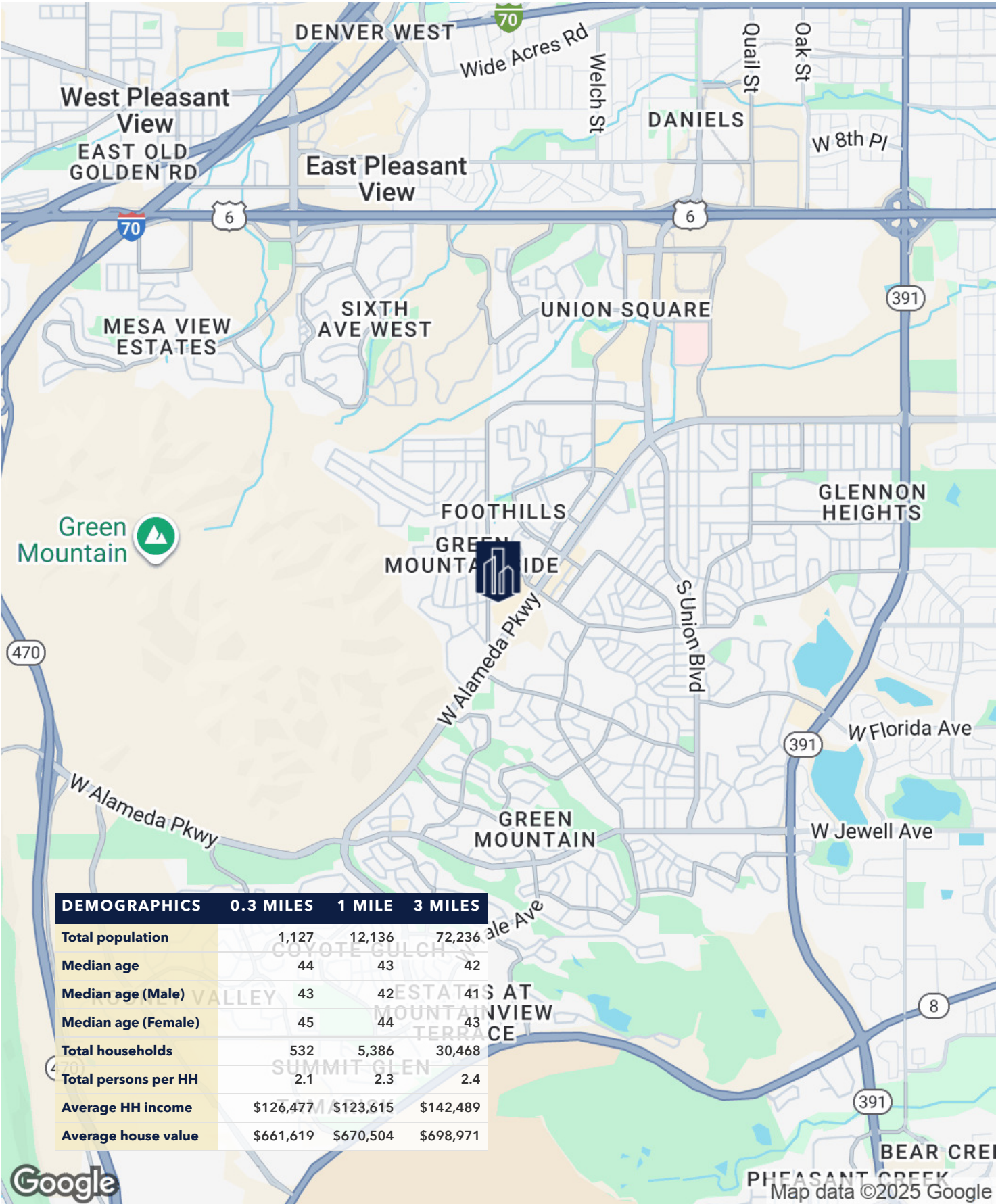
STEVE MASZTALER

303.229.3871

smasztaler@madisoncommercial.com



LOCATION MAP



MEET THE TEAM



STEVE MASZTALER

Commercial Real Estate Advisor

Direct: 303.229.3871 **Cell:** 303.229.3871
smasztaler@madisoncommercial.com

STEVE MASZTALER

303.229.3871
smasztaler@madisoncommercial.com