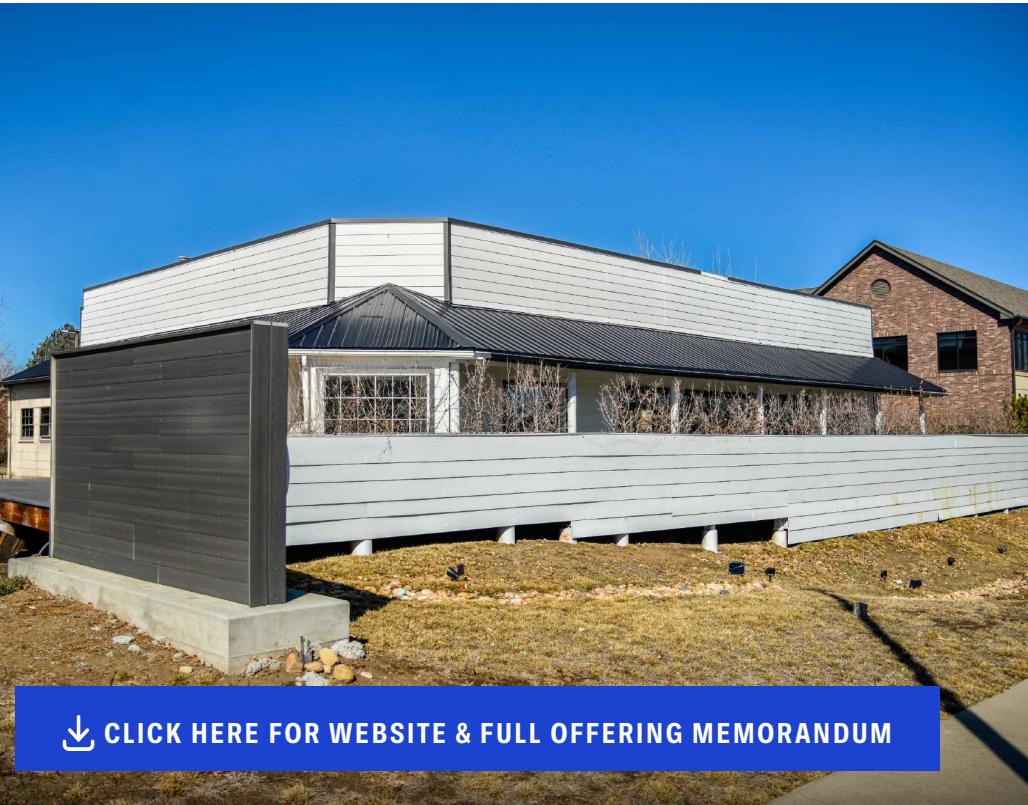


**FOR SALE**

# Owner/User Opportunity

Former Restaurant | Lakewood, CO (Denver MSA)



## PROPERTY OVERVIEW

PURCHASE PRICE:	\$2,000,000
BUILDING SIZE:	3,097 SF
LAND SIZE:	0.686 AC
YEAR BUILT / RENOVATED:	2004 / 2023
PARKING:	39 Spaces
ZONING:	M-G-S (Mixed Use-General-Suburban)
PROPERTY TAXES:	\$29,212.24

## EXCLUSIVELY OFFERED BY

**Bryce McNeely - LEAD**

ASSOCIATE

720.738.0037

Bryce@BlueWestCapital.com

**Eric Diesch**

DIRECTOR

720.794.8034

Eric@BlueWestCapital.com

## INVESTMENT HIGHLIGHTS

- Hard corner location at Simms St & 8th Pl, with more than 26,000 VPD
- Flexible layout and zoning allow for variety of uses including F&B, medical, general retail, or office
- Average household income greater than \$130,000 within a 3-mile radius
- Daytime population exceeding 72,000 employees within a 3-mile radius
- Strategic location near St. Anthony Hospital, Denver Federal Center, and Red Rocks Community College

OFFERING MEMORANDUM