



Marcus & Millichap
THE KRAMER GROUP

OFFERING MEMORANDUM

10488 W 6TH PLACE

LAKEWOOD, CO 80215

10,791 Building SF

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Any rent or income information in this Marketing Brochure, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Marcus & Millichap makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their investigation to determine whether such rent increases are legally permitted and reasonably attainable.

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ACTIVITY ID: ZAH0050344

EXECUTIVE SUMMARY

Marcus & Millichap
THE KRAMER GROUP

10488 W 6th Pl



10488 W 6TH PLACE

LAKEWOOD, CO 80215

\$1,950,000

OFFERING PRICE

1973

YEAR BUILT

10,791 SF

BUILDING SF

\$180.71

PRICE/SF

0.806 AC

LOT SIZE





THE OFFERING

The Kramer Group of Marcus & Millichap is proud to present the exclusive offering of 10488 W 6th Place, a highly functional 10,791-square-foot owner-user building positioned along one of Lakewood's most visible and accessible commercial corridors. The property will be delivered 100 percent vacant, providing an incoming owner with immediate occupancy and full control to customize the space to meet their operational needs.

Situated on 0.806 acres, the site offers abundant parking at an exceptional four to 1,000 square foot ratio, a significant advantage for businesses requiring convenient access for employees, clients, and visitors. Moreover, the building features substantial open-plan areas, creating flexibility for medical, professional office, or specialized service users seeking a space that can be tailored to their workflow.

The property's prominent location along 6th Avenue provides outstanding visibility and signage potential, while offering seamless connectivity to Downtown Denver, the Federal Center, Colorado School of Mines, I-70, and C-470. A brand-new elevator installed in 2008 enhances accessibility and supports multi-level utilization.

With its combination of visibility, parking, flexibility, and turnkey availability, 10488 W 6th Place represents a rare opportunity for an owner-user to secure a well-located, adaptable asset in the Lakewood market.

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PROPERTY HIGHLIGHTS



Highly Functional 10,791 SF Building



0.806-Acre Site Offering
Long-Term Flexibility



Delivered 100% Vacant

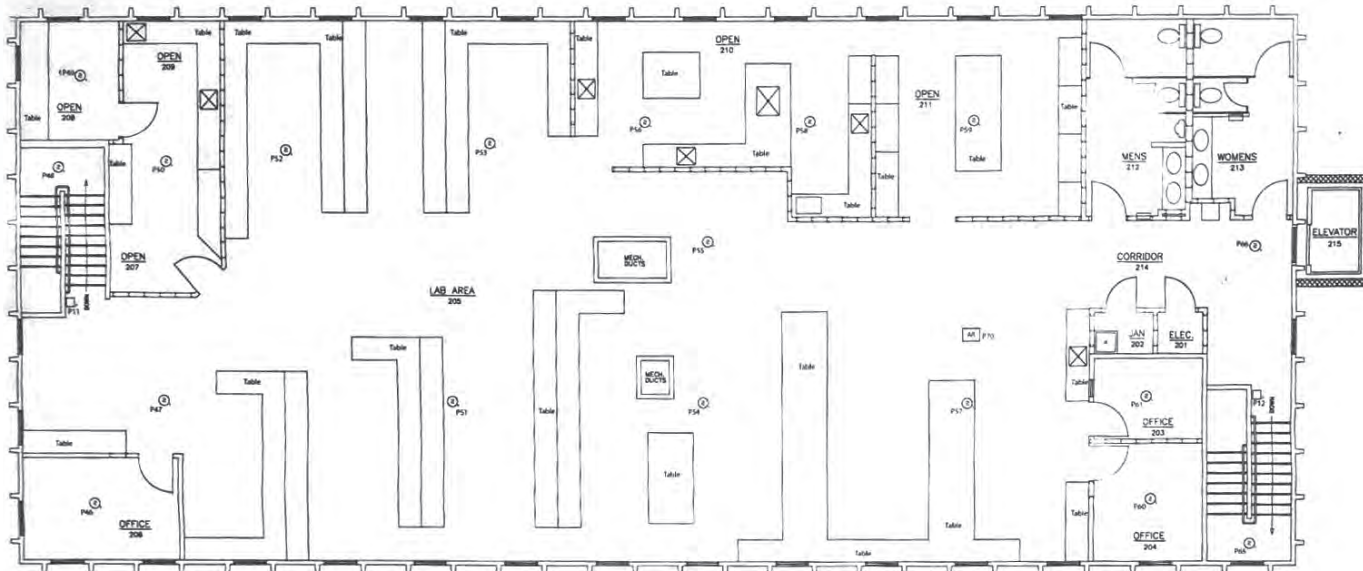


Brand-New Elevator Installed
in 2008

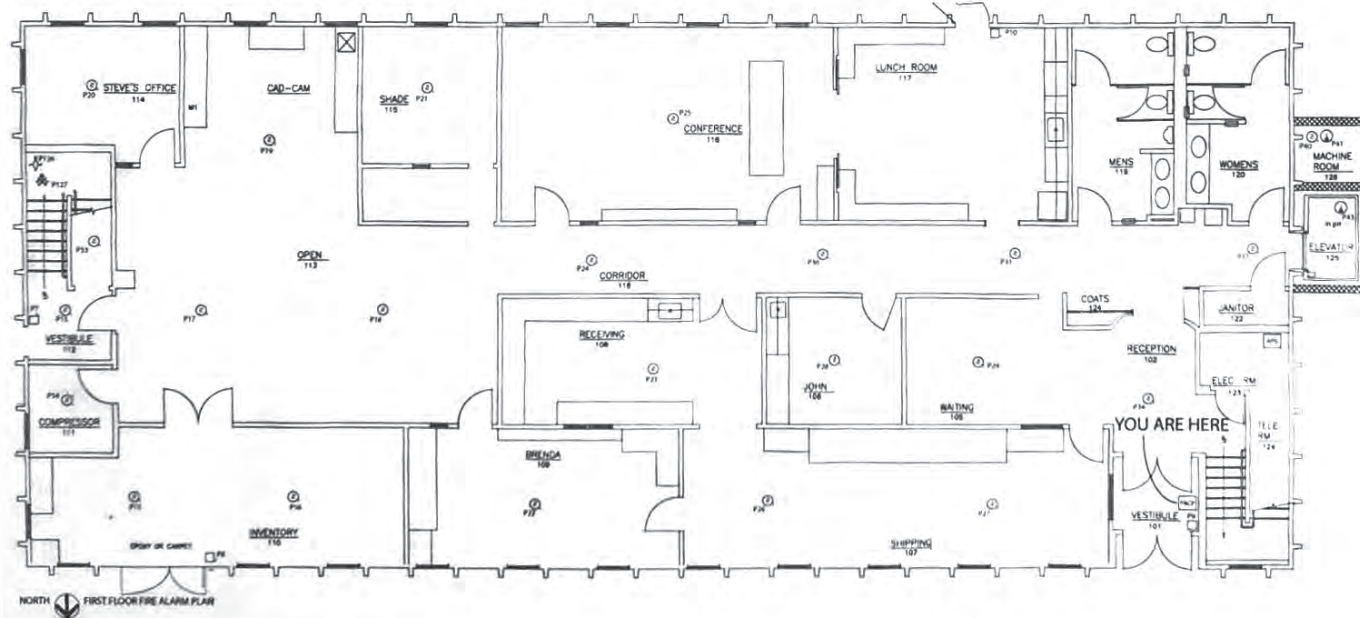


Exceptional Parking Ratio – 4:1,000 SF

FLOOR PLAN



SECOND FLOOR FIRE ALARM PLAN



NORTH
FIRST FLOOR FIRE ALARM PLAN



SECTION

2

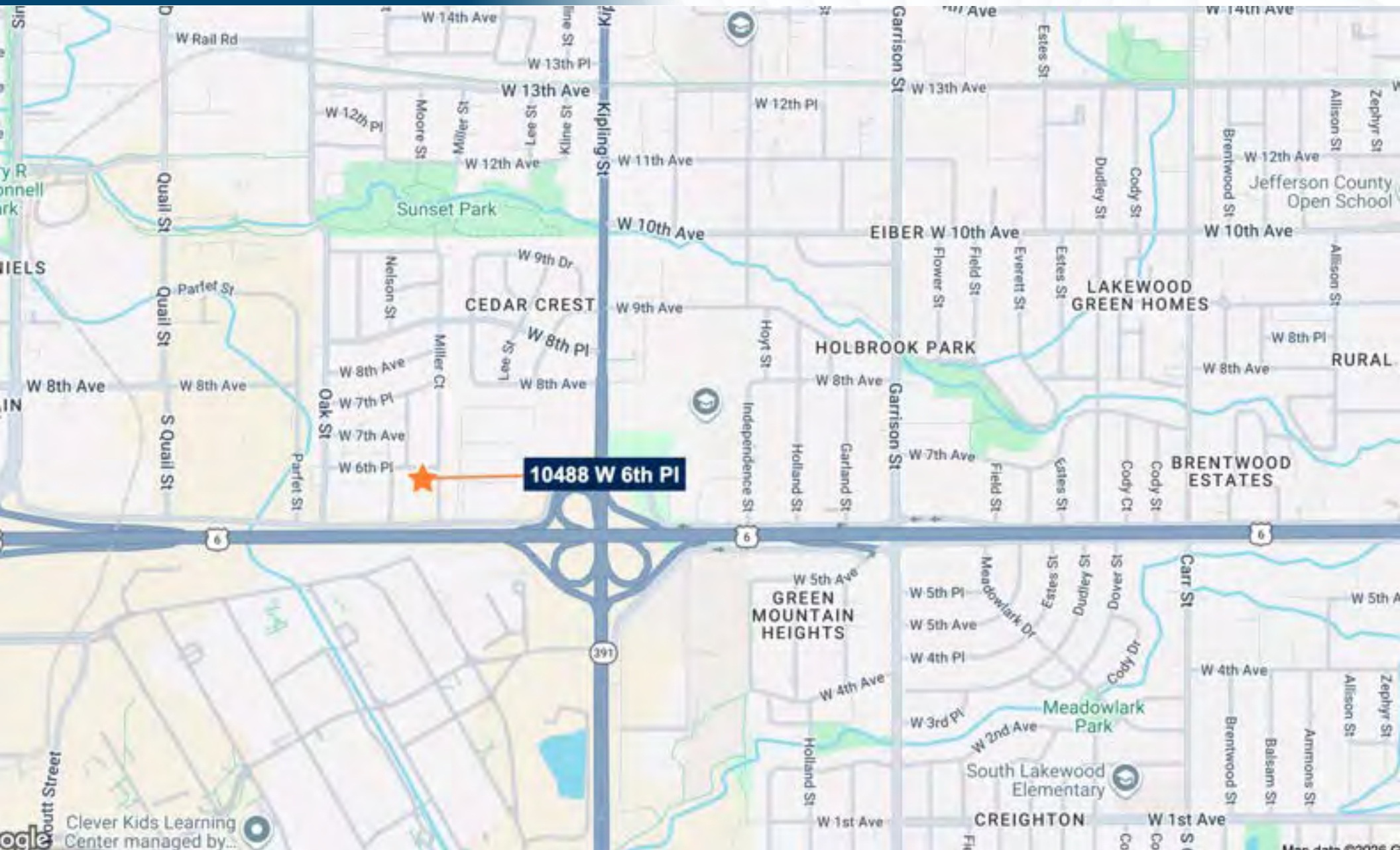
STRATEGIC
LOCATION

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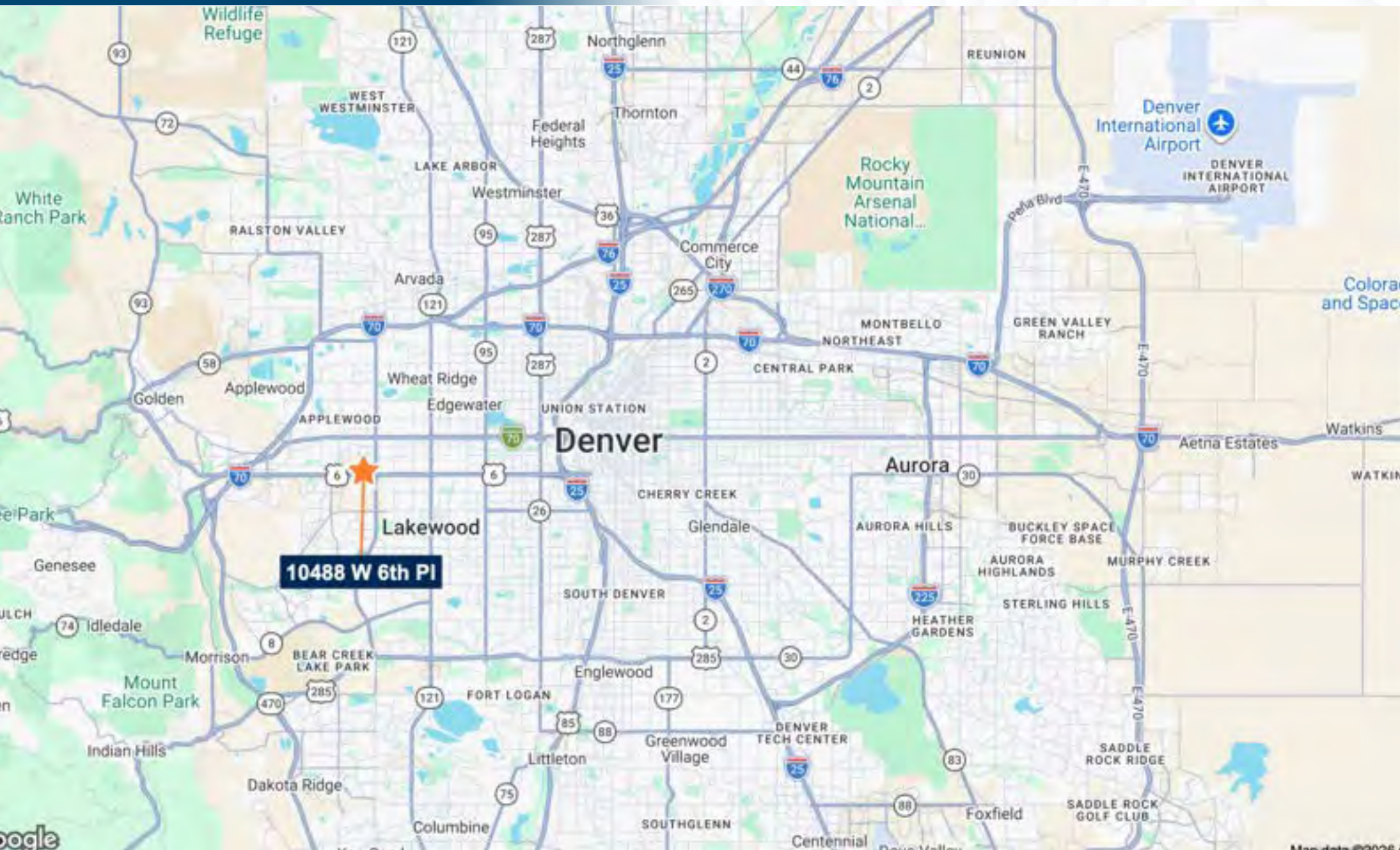
10488 W 6th Pl



LOCAL MAP



REGIONAL MAP



PARCEL MAP



RETAILER MAP



MARKET OVERVIEW

LAKEWOOD, COLORADO

The investment property is in Lakewood, Colorado, an attractive target for office investment and development thanks to the city's growing population, highly desirable talent pool, and strong regional accessibility. Approximately 298,923 residents live within a five-mile radius of the property, and that population is projected to increase 1.9% by 2030. Notably, over 49% of this population has earned a bachelor's degree or higher, reflecting a highly educated labor pool that appeals directly to office-using employers. Drawn to this expanding talent base, government, healthcare, and finance sector employers serve as the area's leading jobs providers. The Denver Federal Center, a large government office campus, is the area's leading employer and supports over 8,000 local jobs. Lakewood is also an ideal destination for office development thanks to its strategic location just eight miles from Downtown Denver. As a result, the property is positioned to capture spillover demand from the city's urban core as a cost-effective alternative. The property is likewise adjacent to the intersection of U.S. Highway 6 and State Route 121, providing convenient access to the entire metropolitan area. As a result, the market represents a promising opportunity for office investors to secure a foothold in one of the Denver metro's most attractive submarkets.

HIGHLIGHTS:

- Strategic Location with Proximity to the Denver Federal Center
- Over 49% of Residents Have Attained a Bachelor's or Master's Degree
- Strong Employment Base Led by Government, Healthcare, and Finance Sectors
- Excellent Connectivity Near Downtown Denver and Major Highways



LAKEWOOD, CO

DEMOGRAPHICS

6,227

2025 POPULATION
WITHIN 1 MILE

107,995

2025 POPULATION
WITHIN 3 MILES

298,923

2025 POPULATION
WITHIN 5 MILES

38

MEDIAN AGE
WITHIN 1 MILE

\$96,849

AVERAGE HOUSEHOLD
INCOME WITHIN 1 MILE

\$114,507

AVERAGE HOUSEHOLD
INCOME WITHIN 3 MILES

2,820

2025 TOTAL HOUSEHOLDS
WITHIN 1 MILE

49,917

2025 TOTAL HOUSEHOLDS
WITHIN 3 MILES

2.1

AVERAGE HOUSEHOLD
SIZE WITHIN 1 MILE

DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE SELLER AGENCY, BUYER AGENCY OR TRANSACTION-BROKERAGE.

BROKERAGE DISCLOSURE TO BUYER DEFINITIONS OF WORKING RELATIONSHIPS

Seller's Agent: A seller's agent works solely on behalf of the seller to promote the interests of the seller with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the seller. The seller's agent must disclose to potential buyers all adverse material facts actually known by the seller's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the seller.

Buyer's Agent: A buyer's agent works solely on behalf of the buyer to promote the interests of the buyer with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the buyer. The buyer's agent must disclose to potential sellers all adverse material facts actually known by the buyer's agent, including the buyer's financial ability to perform the terms of the transaction and, if a residential property, whether the buyer intends to occupy the property. A separate written buyer agency agreement is required which sets forth the duties and obligations of the broker and the buyer.

Transaction-Broker: A transaction-broker assists the buyer or seller or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction, without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a buyer's financial ability to perform the terms of a transaction and, if a residential property, whether the buyer intends to occupy the property. No written agreement is required.

Customer: A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

RELATIONSHIP BETWEEN BROKER AND BUYER

Broker and Buyer referenced below have NOT entered into a buyer agency agreement. The working relationship specified below is for a specific property described as:

10488 W 6th Place, Lakewood, CO 80215

or real estate which substantially meets the following requirements:

Buyer understands that Buyer is not liable for Broker's acts or omissions that have not been approved, directed, or ratified by Buyer.

CHECK ONE BOX ONLY:

☒ **Multiple-Person Firm.** Broker, referenced below, is designated by Brokerage Firm to serve as Broker. If more than one individual is so designated, then references in this document to Broker shall include all persons so designated, including substitute or additional brokers. The brokerage relationship exists only with Broker and does not extend to the employing broker, Brokerage Firm or to any other brokers employed or engaged by Brokerage Firm who are not so designated.

☐ **One-Person Firm.** If Broker is a real estate brokerage firm with only one licensed natural person, then any references to Broker or Brokerage Firm mean both the licensed natural person and brokerage firm who shall serve as Broker.

CHECK ONE BOX ONLY:

☒ **Customer.** Broker is the ☐ seller's agent ☐ seller's transaction-broker and Buyer is a customer. Broker intends to perform the following list of tasks: ☐ Show a property ☐ Prepare and Convey written offers, counteroffers and agreements to amend or extend the contract. Broker is not the agent or transaction-broker of Buyer.

☐ **Customer for Broker's Listings – Transaction-Brokerage for Other Properties.** When Broker is the seller's agent or seller's transaction-broker, Buyer is a customer. When Broker is not the seller's agent or seller's transaction-broker, Broker is a transaction-broker assisting Buyer in the transaction. Broker is not the agent of Buyer.

☐ **Transaction-Brokerage Only.** Broker is a transaction-broker assisting the Buyer in the transaction. Broker is not the agent of Buyer.

Buyer consents to Broker's disclosure of Buyer's confidential information to the supervising broker or designee for the purpose of proper supervision, provided such supervising broker or designee does not further disclose such information without consent of Buyer, or use such information to the detriment of Buyer.

DISCLOSURE OF SETTLEMENT SERVICE COSTS. Buyer acknowledges that costs, quality, and extent of service vary between different settlement service providers (e.g., attorneys, lenders, inspectors and title companies).

THIS IS NOT A CONTRACT. IT IS BROKER'S DISCLOSURE OF BROKER'S WORKING RELATIONSHIP.

If this is a residential transaction, the following provision applies:

MEGAN'S LAW. If the presence of a registered sex offender is a matter of concern to Buyer, Buyer understands that Buyer must contact local law enforcement officials regarding obtaining such information.

BUYER ACKNOWLEDGMENT:

Buyer acknowledges receipt of this document on _____.

Buyer

Buyer

BROKER ACKNOWLEDGMENT:

On _____, Broker provided _____ (Buyer) with this document via _____ and retained a copy for Broker's records.

Brokerage Firm's Name: Marcus & Millichap Real Estate Investment Services of Atlanta, Inc.


Broker

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