

FOR SALE | OWNER-USER MULTI-TENANT OFFICE BUILDING ON 1.36 AC

**BLUE
WEST**
CAPITAL



2201 Kipling St

LAKEWOOD, CO (DENVER MSA)

CONFIDENTIAL OFFERING MEMORANDUM

Table of Contents

MULTI-TENANT OFFICE BUILDING

2201 Kipling St | Lakewood, CO 80215

- 03** Investment Highlights
- 04** Investment Overview
- 05** Property Photos
- 06** Floor Plans
- 07** Site Plan
- 08** Aerial Overview
- 09** Demographics & Regional Map
- 10** Location Overview
- 13** Contacts

Shawn Dickmann - LEAD
ASSOCIATE

720.828.8310

Shawn@BlueWestCapital.com

Josh Lorenzen
ASSOCIATE

720.821.2520

Josh@BlueWestCapital.com

J.R. Hagan
DIRECTOR

720.966.1628

JR@BlueWestCapital.com



BLUEWESTCAPITAL.COM

Investment Highlights

STRATEGIC LOCATION & CONNECTIVITY

- + Less than 2.5 miles east of I-70, 0.75 miles north of Colfax Avenue, and under 2 miles north of Highway 6, offering convenient regional access
- + Prominent exposure along Kipling Street with 40,000+ vehicles per day and strong commuter visibility
- + Close proximity to established retail corridors and residential neighborhoods supports steady day-to-day activity

FLEXIBLE OWNERSHIP & USE POTENTIAL

- + Offered below replacement cost at just \$75 per square foot
- + 1.36-acre lot allows room for future expansion or redevelopment with ample on-site parking for various commercial uses
- + M-N-U zoning permits a wide range of uses including multifamily, childcare, restaurant, retail, office, and wireless facilities

STRONG DEMOGRAPHICS & GROWTH

- + Robust population base with 315,000+ residents within 5 miles and 11,600+ within 1 mile
- + High-income trade area with average household incomes of \$94,000–\$102,000 within a 1–5-mile radius
- + Located within a well-established and steadily growing area of Lakewood



Investment Overview

 **2201 Kipling St**
LAKEWOOD, CO 80215

\$1,200,000

PURCHASE PRICE

15,958 SF

BUILDING SIZE

1973

YEAR BUILT

1.36 AC

LAND SIZE

Property Summary

RENTAL INCOME	\$97,860
PARKING	47 Spaces
ZONING	M-N-U
STORIES	2 with Garden Level



Property Photos

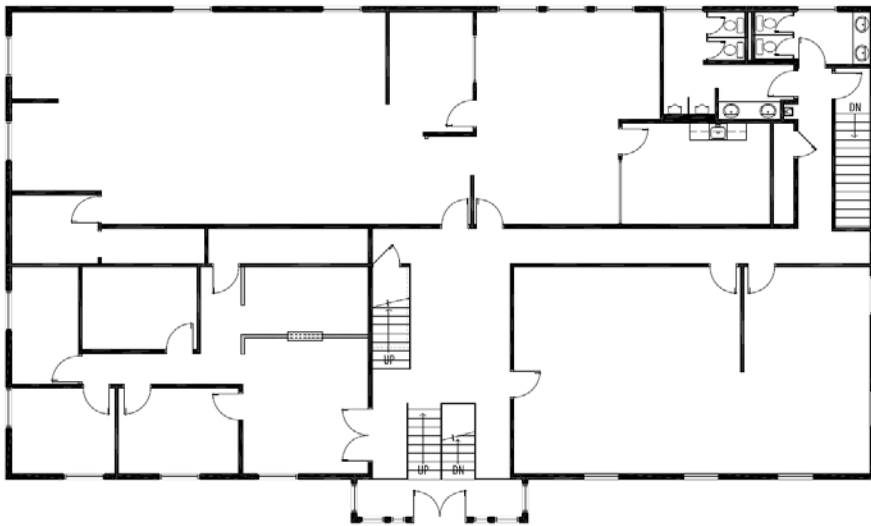
2201 KIPLING ST



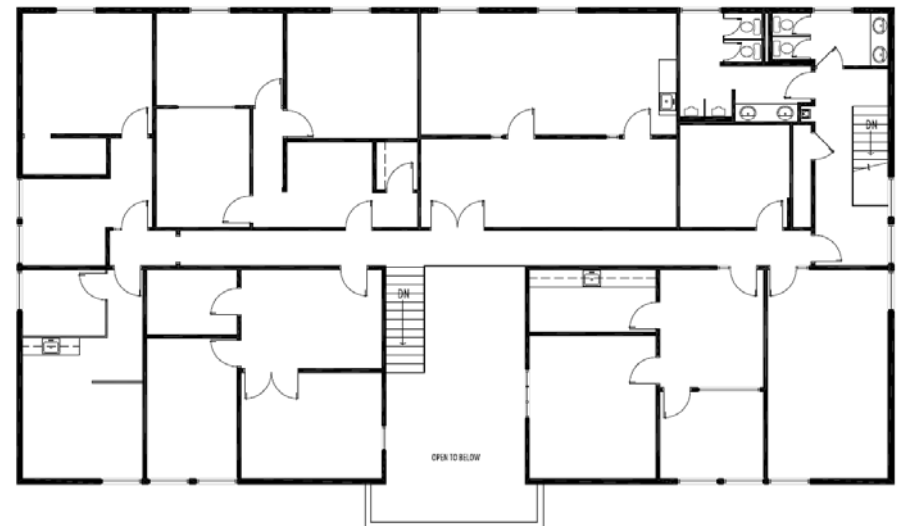
Floor Plans

2201 KIPLING ST

1ST FLOOR



2ND FLOOR



GARDEN LEVEL



Site Plan



2201 KIPLING ST
LAKEWOOD, CO 80215

PROPERTY BOUNDARY

15,958 SF

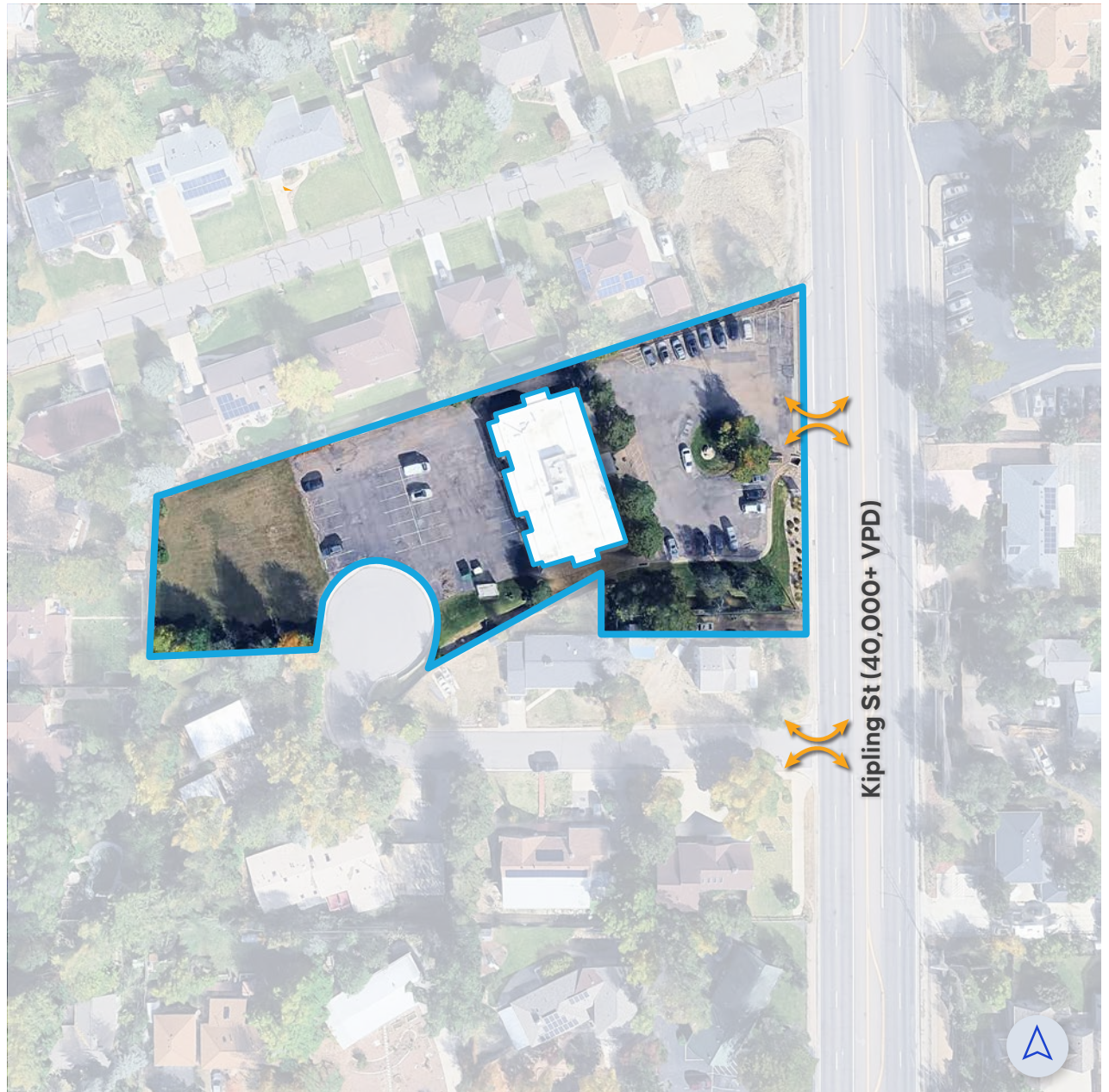
BUILDING SIZE

1.36 AC

LAND SIZE



ACCESS



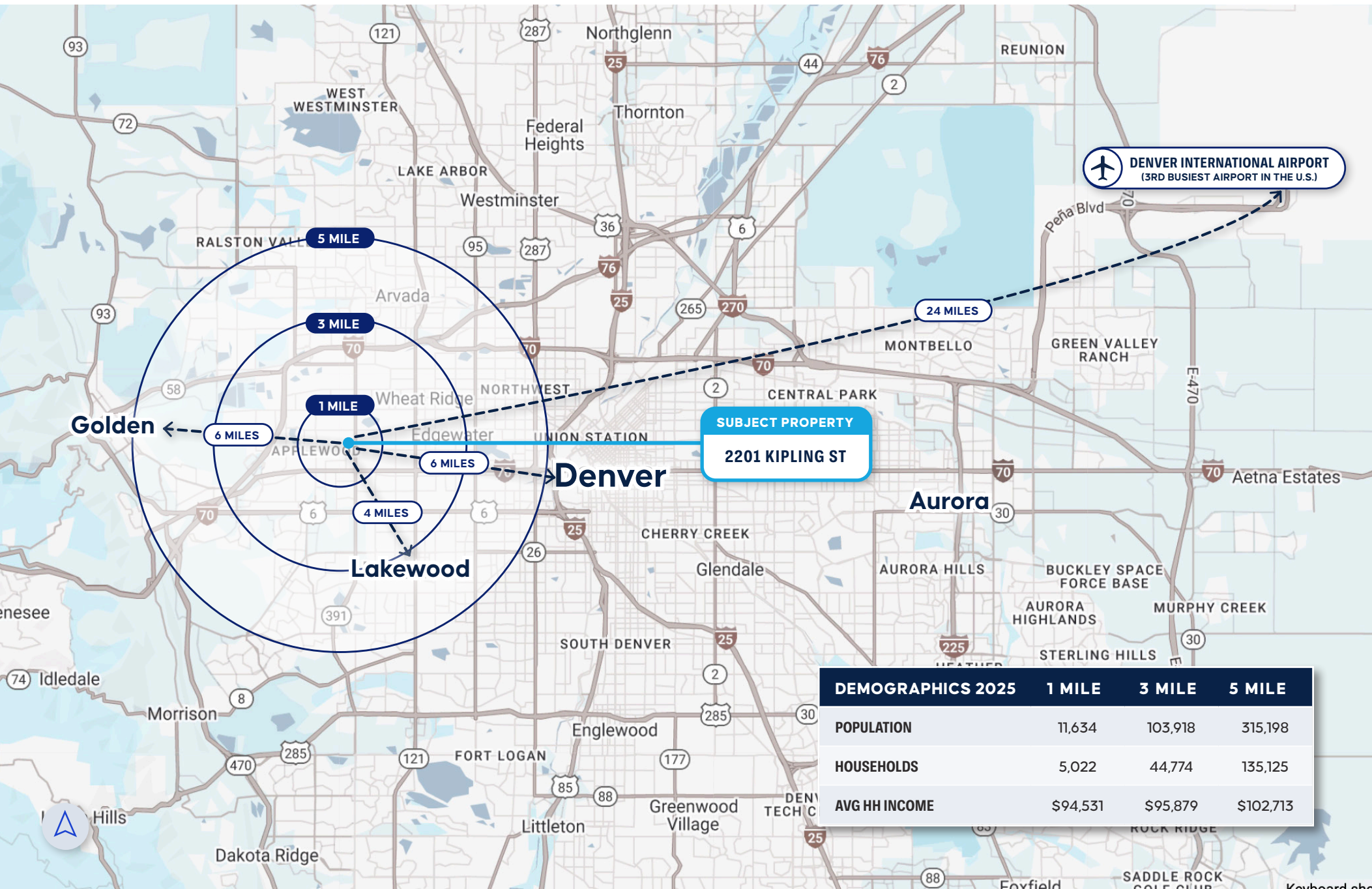
Aerial Overview

LAKEWOOD, CO



Demographics & Regional Map

LAKEWOOD, CO



Location Overview

LAKEWOOD, CO

- Located on the west edge of Denver, Colorado
- With a population of over 155,000 residents, Lakewood is the 5th most populous municipality in the state

ECONOMY & ACTIVITIES

Shopping & Lifestyle

- Lakewood is home to major destinations like **Colorado Mills**, an expansive outlet mall, and **Belmar**, a 1.14 million-square-foot mixed-use development featuring retail, dining, entertainment, and modern apartments
- Belmar's central plaza hosts seasonal events such as summer concerts and a winter ice-skating rink, attracting visitors across the Denver metro

Parks & Outdoor Activities

- Boasts over **110 parks** and **7,200 acres** of open space, making it one of Denver's top spots for outdoor recreation
- Close to the world-famous **Red Rocks Amphitheater**, which offers both concerts and hiking opportunities

Strategic Location

- Positioned between Downtown Denver and the Foothills, Lakewood's accessibility and amenities drive its growing popularity

TRANSPORTATION

- Conveniently located along Colfax Avenue, Denver's major east-west thoroughfare
- Served by the RTD W Line, offering frequent, reliable transit throughout the city
- Just 20 miles from **Denver International Airport** and 7 miles from **downtown Denver**

155,000+
RESIDENTS

110+
PARKS

7,200
ACRES OF OPEN SPACE



BELMAR SHOPPING DISTRICT



COLORADO MILLS



BEAR CREEK LAKE PARK

Location Overview

DENVER MSA

Set against the **stunning Rocky Mountains**, Denver offers a dynamic mix of a **thriving economy**, **outdoor recreation**, and **urban sophistication**. Over the past decade, its population grew by **425,000**, reaching **2.9 million**, and is projected to surpass **3.6 million by 2030**. **Denver International Airport (DIA)**, the **3rd busiest airport in the U.S.**, connects travelers to over **217 destinations**, reinforcing Denver's role as a hub for **business and leisure**.

INNOVATION AND EDUCATION

Denver ranks among the top **10 U.S. cities for tech talent**, with a workforce of 129,040 that grew 12.6% from 2018 to 2023. It boasts the **4th highest wage growth** and **6th highest tech workforce growth nationwide**, attracting companies like Ball Corporation, Arrow Electronics, and Lockheed Martin.

With **54.2%** of residents holding a degree—well above the **national average of 33.1%**—and connections to Colorado's **60+ colleges and universities**, Denver fosters a highly educated workforce and thrives as an **innovation hub** with over **30 research institutions**.

TOP EMPLOYERS



FORTUNE 500 COMPANIES



MAJOR UNIVERSITIES



KEY HIGHLIGHTS

- + Denver's population growth has consistently outpaced the national average since the 1930s.
- + FasTracks, a \$6.5 billion public transportation initiative, has transformed Denver Union Station into a major multi-modal hub.
- + Four Colorado cities ranked in the U.S. News & World Report's Top 100 Best Places to Live.
- + Denver continues to attract top talent, businesses, and visitors with its exceptional quality of life and thriving economy.



Location Overview

DENVER MSA

RETAIL MARKET INSIGHTS

Denver's retail market has **remained resilient** through the first half of 2025, supported by **historically low vacancy** and **limited new development**. **Retail rents** have increased across all subtypes since the start of the year, particularly in **high-growth areas** with **strong demographic and economic fundamentals**. With only **510,000 square feet of retail space under construction**, representing just **0.3% of total inventory**, the ongoing **supply shortage** is expected to sustain demand.

CULTURE, RECREATION, AND SUSTAINABILITY

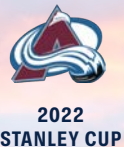
Denver is a **vibrant city** celebrated for its **outdoor lifestyle**, **award-winning dining**, and **cultural attractions**. Home to **six professional sports teams**, including the Broncos, Nuggets, and Avalanche, and iconic venues like **Red Rocks Amphitheatre**, the **world's top-grossing concert venue**, Denver offers **unmatched entertainment**.

Ranked the **#1 Most Climate Resilient City** by **Architectural Digest** in **2023** and among the **Eight Sustainable Destinations** by **National Geographic**, Denver leads in **sustainability**. With **100% renewable electricity goals**, miles of planned bike lanes, and abundant green spaces, its **eco-conscious mindset** ensures a thriving future. Denver's **unique mix of urban sophistication**, **environmental innovation**, and **outdoor recreation** makes it a sought-after destination for **residents and visitors alike**.

BY THE NUMBERS

- #4** TOP STATE ECONOMIES
U.S. NEWS (2024)
- #5** MOST EDUCATED STATE IN THE U.S.
WALLETHUB (2025)
- #4** BEST BUSINESS ENVIRONMENT
U.S. NEWS (2024)
- #1** MOST CLIMATE RESILIENT CITY
ARCHITECTURAL DIGEST (2023)
- #1** MOST ACTIVE STATE
QUOTEWIZARD (2023)

HOME TO 6 PROFESSIONAL SPORTS TEAMS



2022 CHAMPIONS
NHL FINALS



2023 CHAMPIONS
NBA FINALS

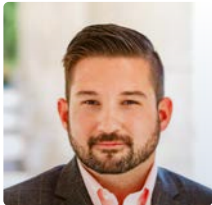


2201 Kipling St
Lakewood, CO 80215

\$1,200,000
PURCHASE PRICE



Contact Us



Shawn Dickmann - LEAD
ASSOCIATE
720.828.8310
Shawn@BlueWestCapital.com



Josh Lorenzen
ASSOCIATE
720.821.2520
Josh@BlueWestCapital.com



J.R. Hagan
DIRECTOR
720.966.1628
JR@BlueWestCapital.com

Client Focused. National Reach. Exceptional Results.

Blue West Capital is a commercial real estate advisory firm specializing in the acquisition, disposition, and leasing of single-tenant net leased properties, retail shopping centers, food and beverage, entertainment, fitness, and other commercial investment properties nationwide. We provide comprehensive commercial real estate expertise for every step of the investment process to help each client achieve their individual goals.

[BLUEWESTCAPITAL.COM](https://bluewestcapital.com)



This confidential Offering Memorandum, has been prepared by Blue West Capital, LLC (Blue West Capital) for use by a limited number of qualified parties. This Offering Memorandum has been provided to you at your request based upon your assurances that you are a knowledgeable and sophisticated investor in commercial real estate projects and developments. Blue West Capital recommends you, as a potential buyer/investor, should perform your own independent examination and inspection of the property described herein as 2201 Kipling St (the Property) and of all of the information provided herein related to the Property. By accepting this Offering Memorandum, you acknowledge and agree that you shall rely solely upon your own examination and investigation of the Property and you shall not rely on any statements made in this Offering Memorandum or upon any other materials, statements or information provided by Blue West Capital or its brokers.

Blue West Capital makes no guarantee, warranty or representation about the completeness or accuracy of the information set forth in this Offering Memorandum. You are responsible to independently verify its accuracy and completeness. Blue West Capital has prepared the information concerning the Property based upon assumptions relating to the general economy, its knowledge of other similar properties in the market, and on other market assumptions including factors beyond the control of the Blue West Capital and the Owner of the Property. Blue West Capital makes no representation or warranty as to either the accuracy or completeness of the information contained herein, and the information set forth in this Offering Memorandum is not intended to be a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be accurate, Blue West Capital and the Property Owner disclaim any responsibility or liability for any inaccuracies. Further, Blue West Capital and the Property Owner disclaim any and all liability for any express or implied representations and warranties contained in, or for any omissions from, the Offering Memorandum and for any other written or oral communication transmitted or made available to you. Blue West Capital shall make available to you, as a qualified prospective investor, additional information concerning the Property and an opportunity to inspect the Property upon written request.

This Offering Memorandum and the contents are intended to remain confidential except for such information which is in the public domain or is otherwise available to the public. By accepting this Offering Memorandum, you agree that you will hold and treat Offering Memorandum in the strictest confidence, that you will not photocopy or duplicate it, or distribute it. You agree you will not disclose this Offering Memorandum or its contents to any other person or entity, except to outside advisors retained by you and from whom you have obtained an agreement of confidentiality, without the prior written authorization of Blue West Capital. You agree that you will use the information in this Offering Memorandum for the sole purpose of evaluating your interest in the Property. If you determine you have no interest in the property, kindly return the Offering Memorandum to Blue West Capital at your earliest convenience.