

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

BLUE
WEST
CAPITAL



2201 Kipling St

LAKWOOD, CO (DENVER MSA)

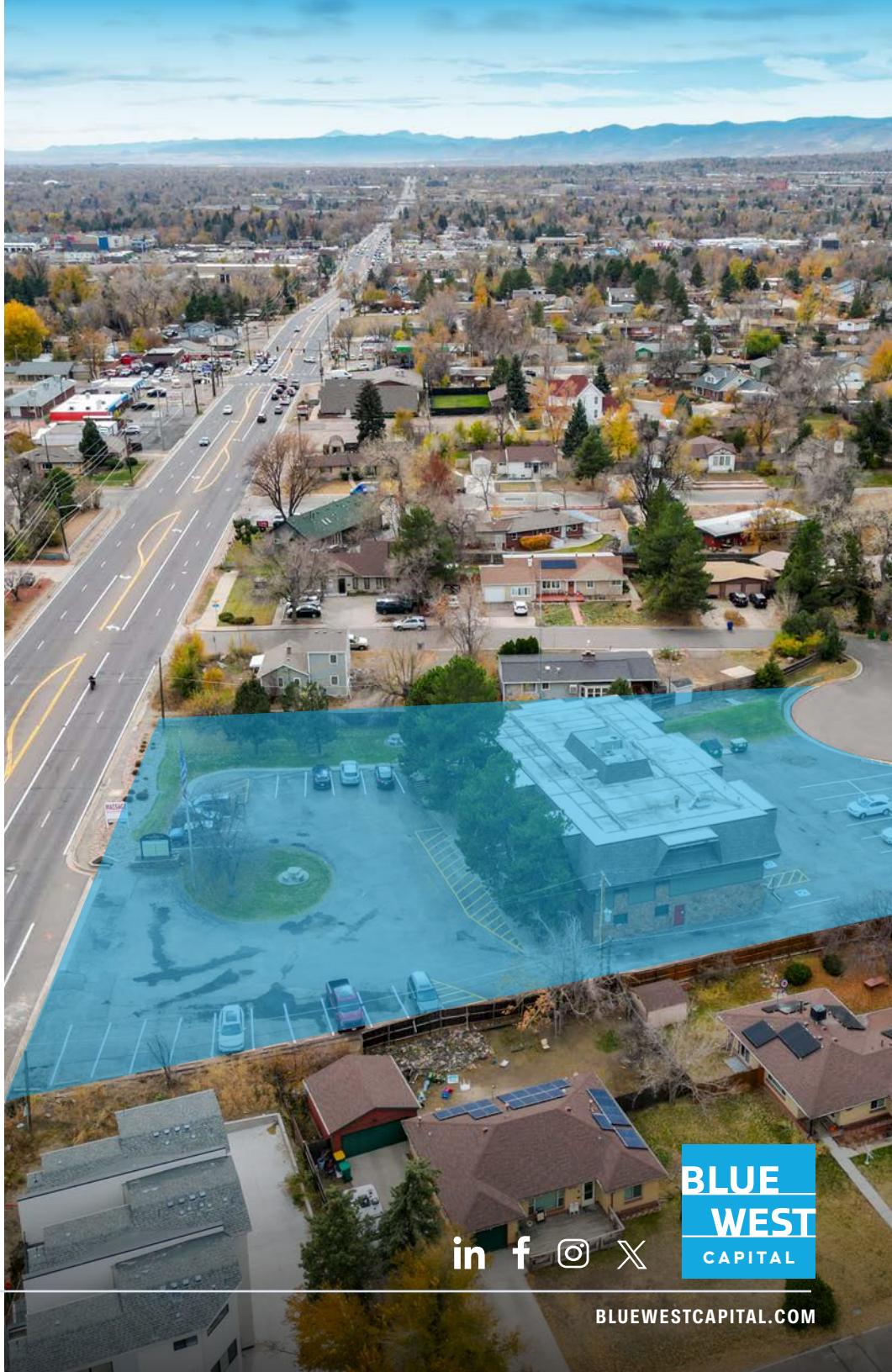
CONFIDENTIAL OFFERING MEMORANDUM

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MULTI-TENANT OFFICE BUILDING

2201 Kipling St | Lakewood, CO 80215

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**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



Investment Highlights

STRATEGIC LOCATION & CONNECTIVITY

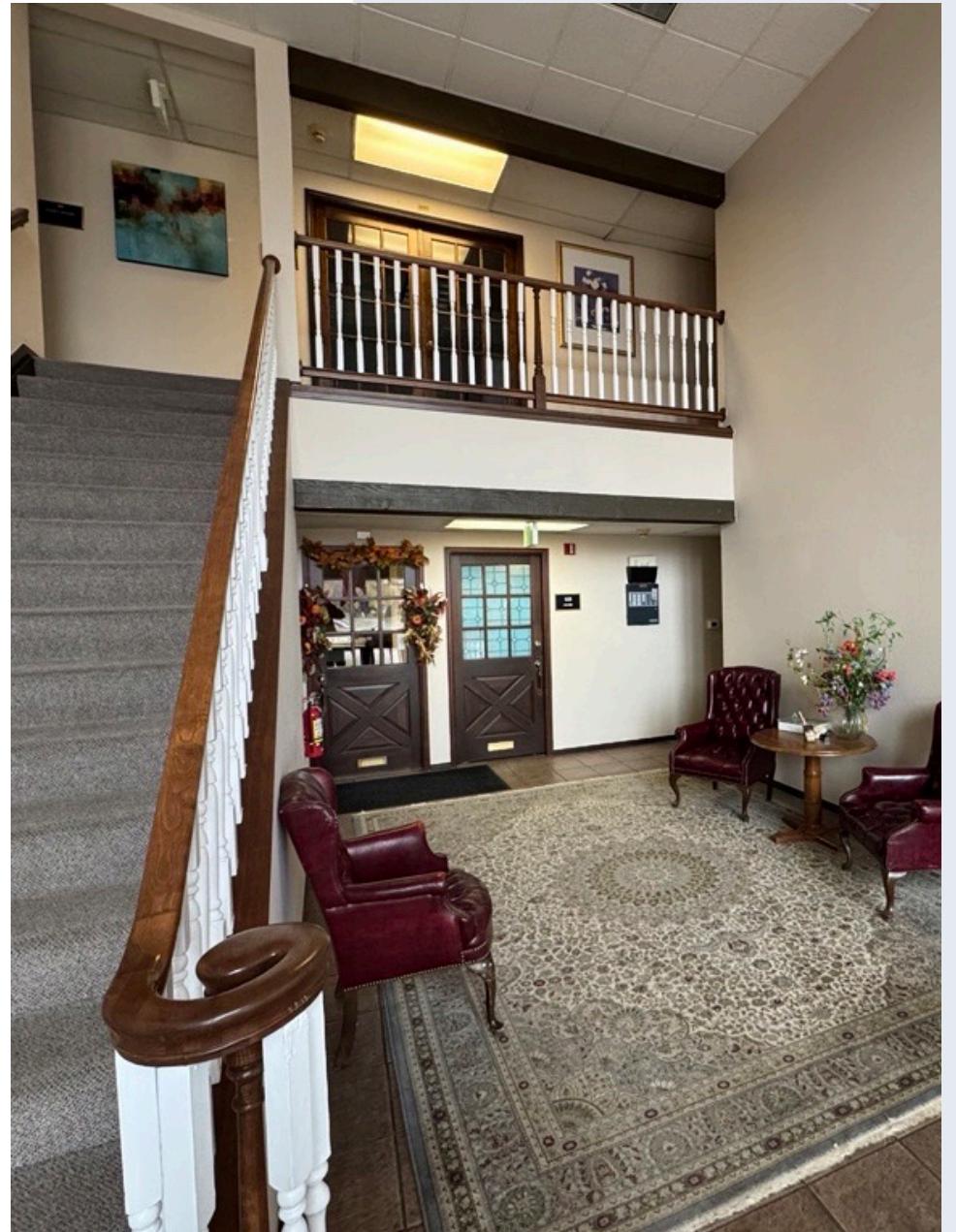
- + Less than 2.5 miles east of I-70, 0.75 miles north of Colfax Avenue, and under 2 miles north of Highway 6, offering convenient regional access
- + Prominent exposure along Kipling Street with 40,000+ vehicles per day and strong commuter visibility
- + Close proximity to established retail corridors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

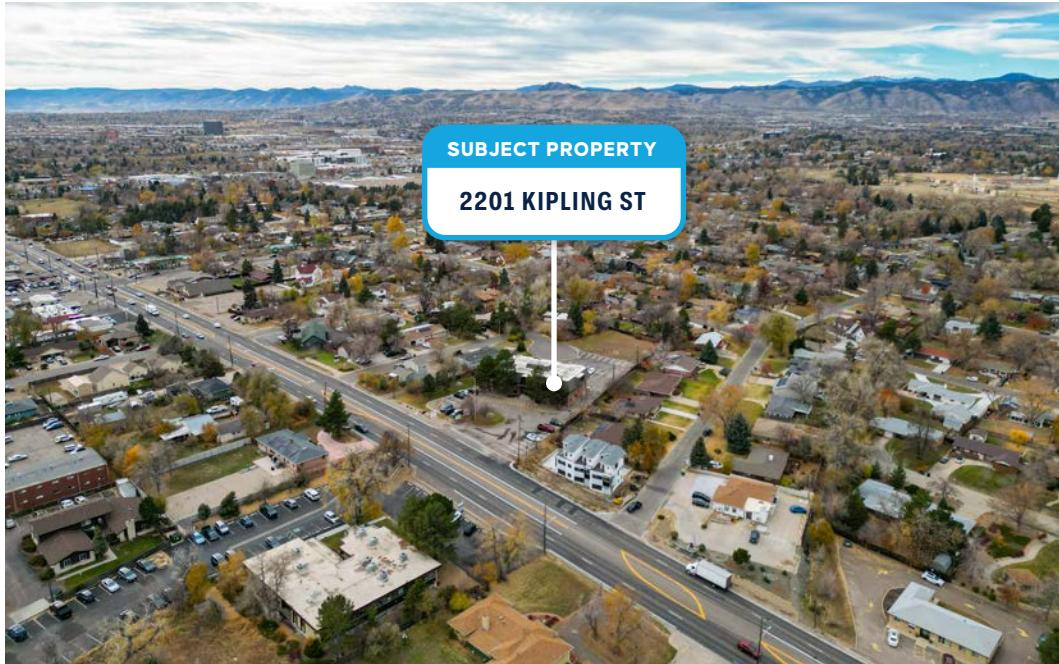
ZONING **M-N-U**

STORIES **2 with Garden Level**



Property Photos

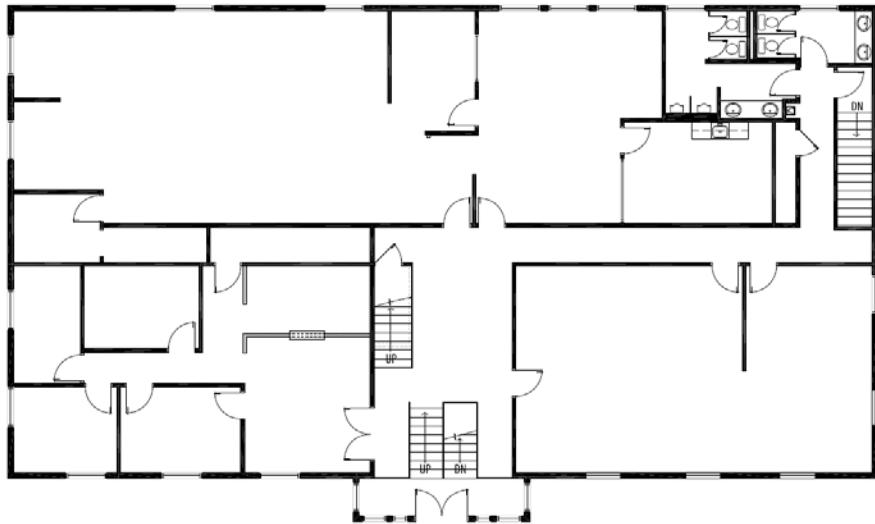
2201 KIPLING ST



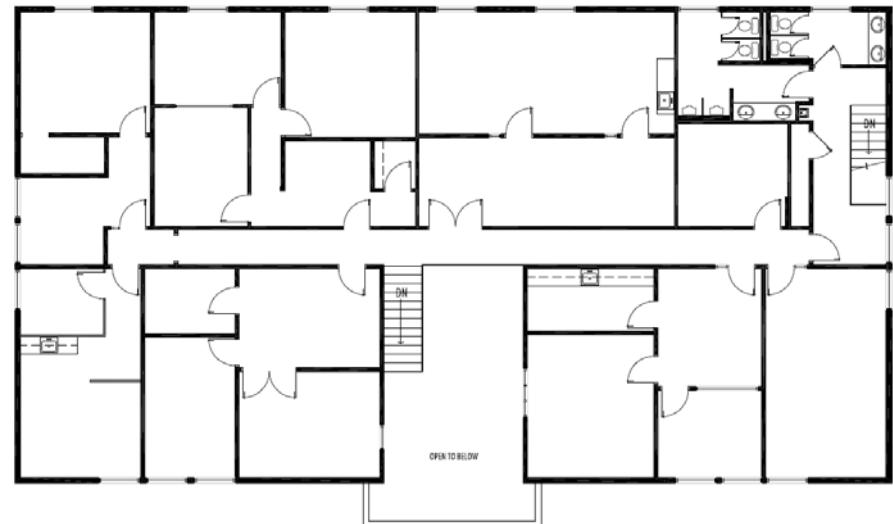
Floor Plans

2201 KIPLING ST

1ST FLOOR



2ND FLOOR



GARDEN LEVEL



Site Plan



2201 KIPLING ST
LAKWOOD, CO 80215

PROPERTY BOUNDARY

15,958 SF

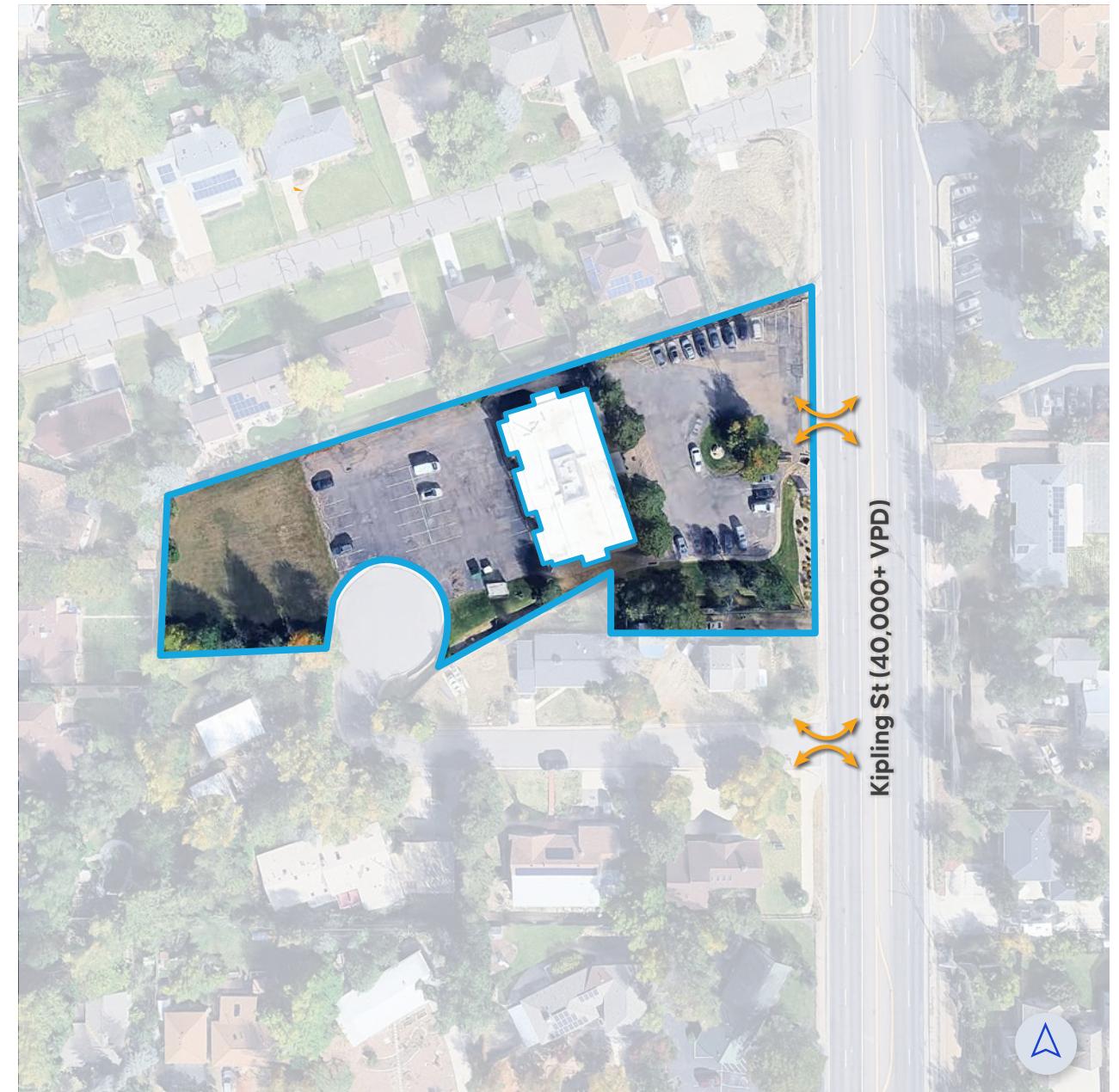
BUILDING SIZE

1.36 AC

LAND SIZE



ACCESS



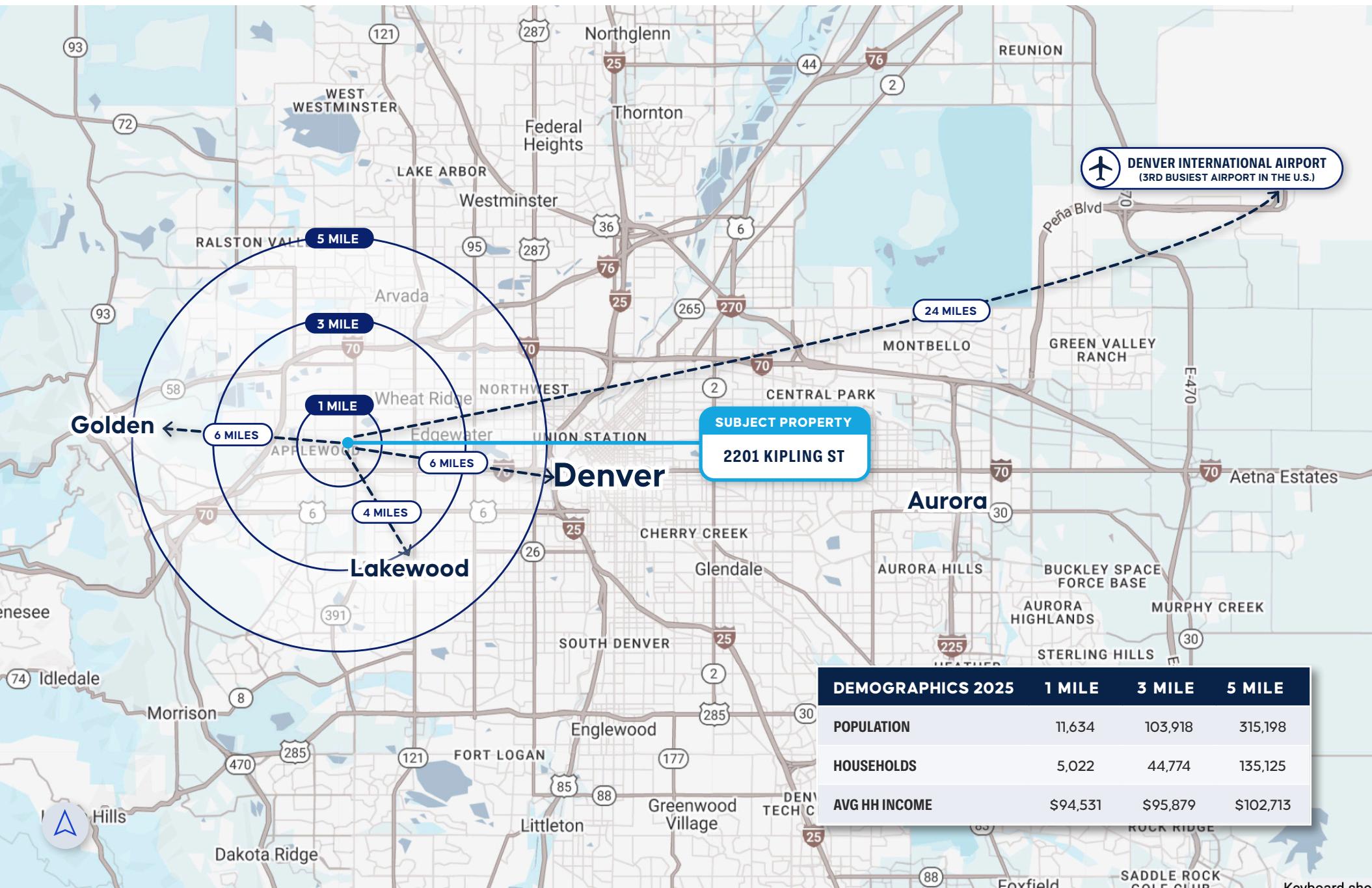
Aerial Overview

LAKWOOD, CO



Demographics & Regional Map

LAKWOOD, CO



Location Overview

LAKWOOD, 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



University of Colorado
Boulder | Colorado Springs | Denver | Anschutz Medical Campus



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
STANLEY CUP



BRONCOS



2022 CHAMPIONS
NLL FINALS



2023 CHAMPIONS
NBA FINALS



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\$1,200,000
PURCHASE PRICE



Contact Us



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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

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