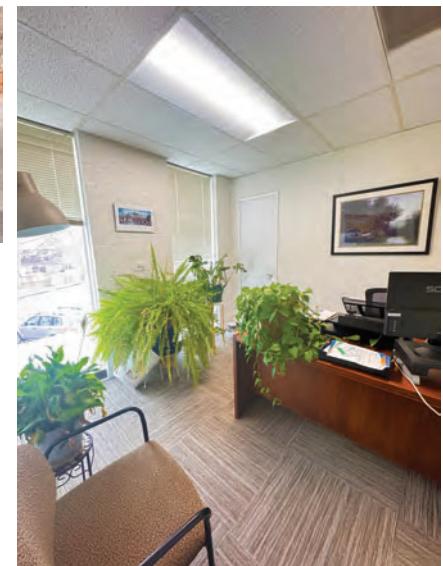


Contact: R. Gail Hamilton, CCIM ghamilton@ccim.net 303-777-2007

**FOR SALE: 8,586 SF Office Building on 20,497 SF Lot (.47 acre)
7400 W 14th Ave, Lakewood, CO 80214**



LOCATION: Adjacent to RTD West Line Light Rail Station at 14th & Wadsworth. Within two blocks of bus lines, major retail centers, and numerous restaurants on W Colfax Ave (Hwy 40), i.e. Walmart, Home Depot, 40 West Arts District Galleries. ~12 minutes to Downtown. Within the W Colfax Reinvestment Area and W Colfax Community Assn.

ZONING: M-C-T, Lakewood: Mixed Use-Core-Transit. Many possible uses: general offices, retail, community building, school, daycare, gallery/studio, school, religious, apartments, etc. In Opportunity Zone!

PARCEL: 20,497 SF; .47 acre, 102.3' x 200.3'. **PARKING:** 29 spaces, fenced, double gated, drive surrounds building. Access: 24/7.

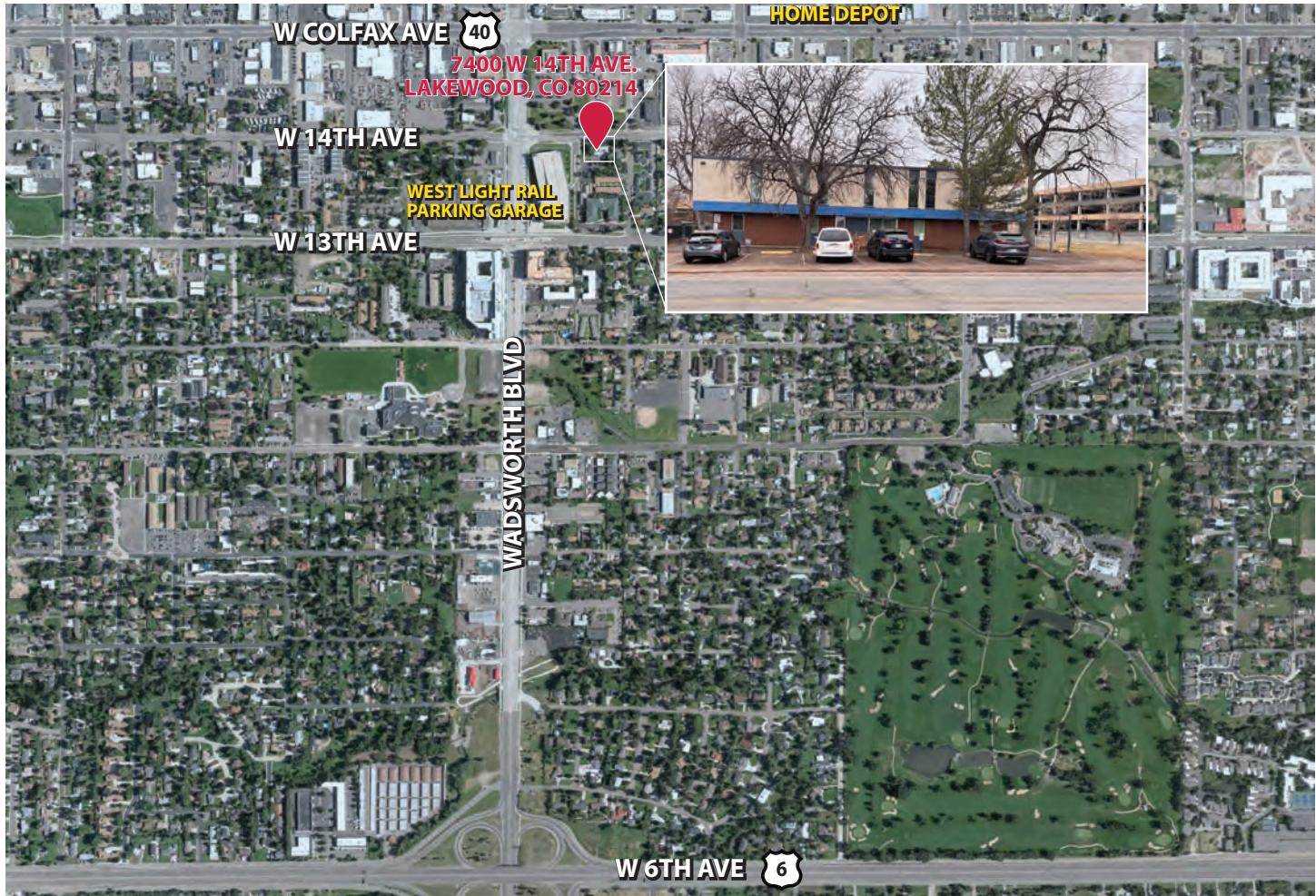
BUILDING: 8,586 SF. YOC 1964; Renov 2018. 2-story masonry construction. Ready for occupancy. 2-story. New heat pump, windows, flooring, electrical panels, lighting, etc. Full build-out, office intensive, single or multi-tenant. Elevator (non-working currently).

UPSIDE: Investment: Future TOD development site for Multi-Family. Zoned for up to 8 stories. Potential incentives/tax credits exist.

ENHANCED PRICE: \$1,099,000

\$128/SF • Possible Seller Carry Financing

7400 W 14th Ave, Lakewood, CO 80214



TRAFFIC COUNT: On Wadsworth Blvd (CO 121) S of 14th – 44,795 vehicles/day (2022)
On W 14th Ave E of Wadsworth Blvd (CO 121) – 6,000 vehicles/day

DEMOGRAPHICS:	1 Mile	3 Mile	5 Mile
2023 Total Population	16,497	143,014	400,666
Pop Growth 2020-2024	.6%	.4%	.2%
Household Growth 2020-2024	1.3%	1.3%	1.5%
Average Household Income	\$74,782	\$96,706	\$103,349



Property Taxes, Annual: currently tax exempt. Estimated \$1.75/SF or ~\$15,000/yr.

"FOR LEASE" possibility and Option to Purchase: Ask Broker.

Although the information contained herein has been obtained from sources believed to be reliable, there's no assurance or guarantee as to its accuracy, completeness or currency. Price, terms, and information are subject to change without notice.

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Interior Images from 7400 W 14th Ave

