

FLEXIBLE COMMERCIAL SPACE IN PRIME LAKEWOOD LOCATION



8,496 SF AVAILABLE | \$10.50 MG | 5.66 AC LOT | ZONED R-1-12

1755 DOVER STREET, LAKEWOOD, CO 80215



FOR LEASE \$10.50/SF (MG)

TRANSWORLD CRE
5261 S Quebec St Ste 200
Greenwood Village, Colorado 80111



PRESENTED BY:

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PROPERTY SUMMARY

Lakewood Church of Nazarene
1755 Dover Street | Lakewood, CO 80215

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Property Summary

Leasable SF:	8,496
Lease Rate:	\$10.50 (MG)
Leasable Location:	2nd Floor
Lot Size:	5.66 AC
Parking:	TBD
Year Built:	1960
Zoning:	R-1-12
County:	Jefferson
City:	Lakewood

Property Overview

1755 Dover Street in Lakewood, CO, is a versatile commercial property suitable for various business operations. This building typically features a modern layout that can accommodate a range of uses, including retail, office space, or service-oriented businesses. Key highlights of the property include spacious interiors designed for flexibility, allowing for customizable configurations to meet the needs of different tenants. The location is advantageous, with good visibility and accessibility due to its proximity to major roadways, which facilitates easy access for customers and employees.

Location Overview

Situated in close proximity to major roadways, including West 20th Avenue, West Colfax Avenue, and Wadsworth Boulevard, the property benefits from significant traffic flow and visibility, drawing attention from both locals and passersby.

The surrounding neighborhood is a blend of residential and commercial developments, providing a diverse customer base and creating a vibrant community atmosphere.

PROPERTY PHOTOS

Lakewood Church of Nazarene
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PROPERTY PHOTOS

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PROPERTY PHOTOS

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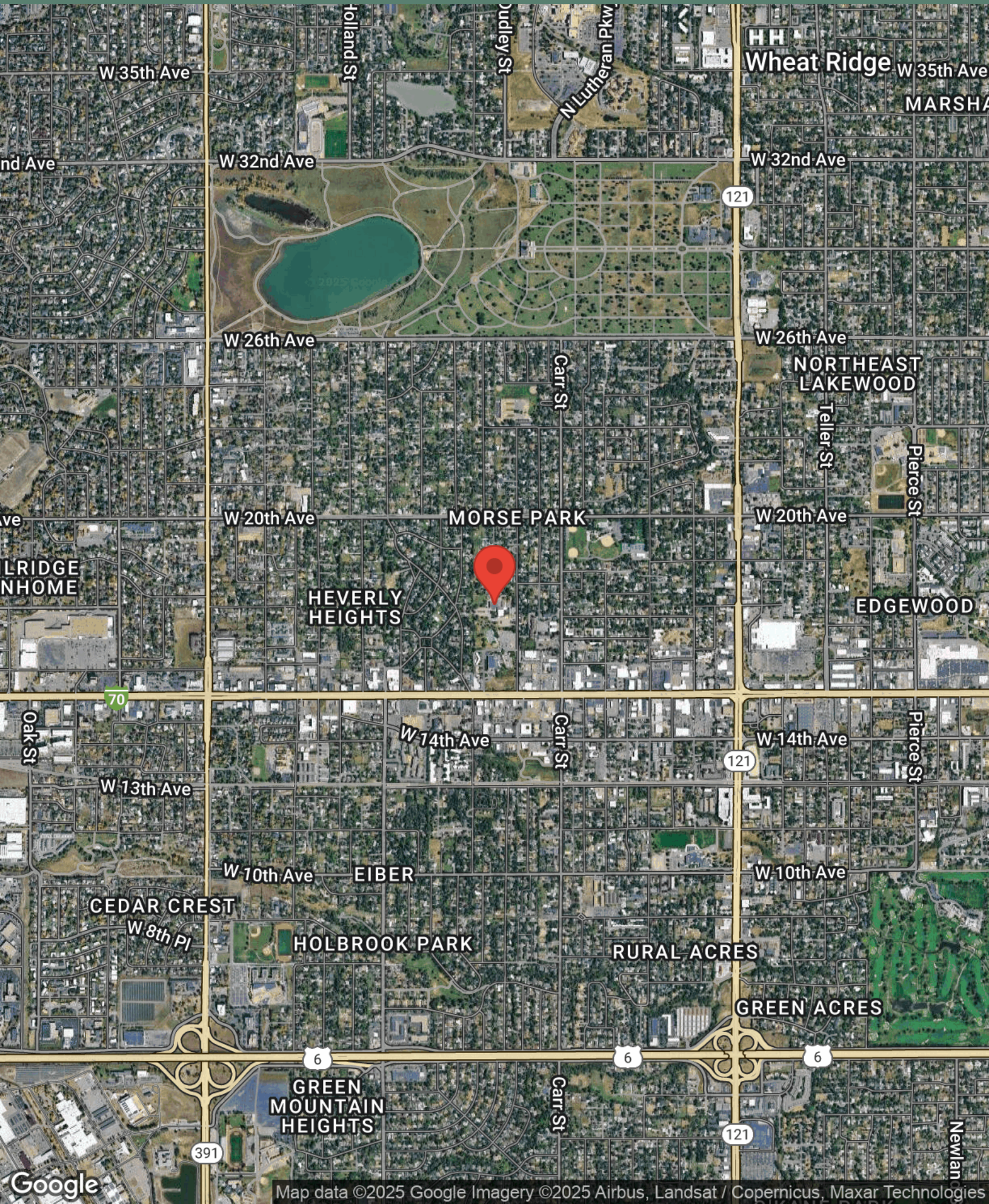
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REGIONAL MAP

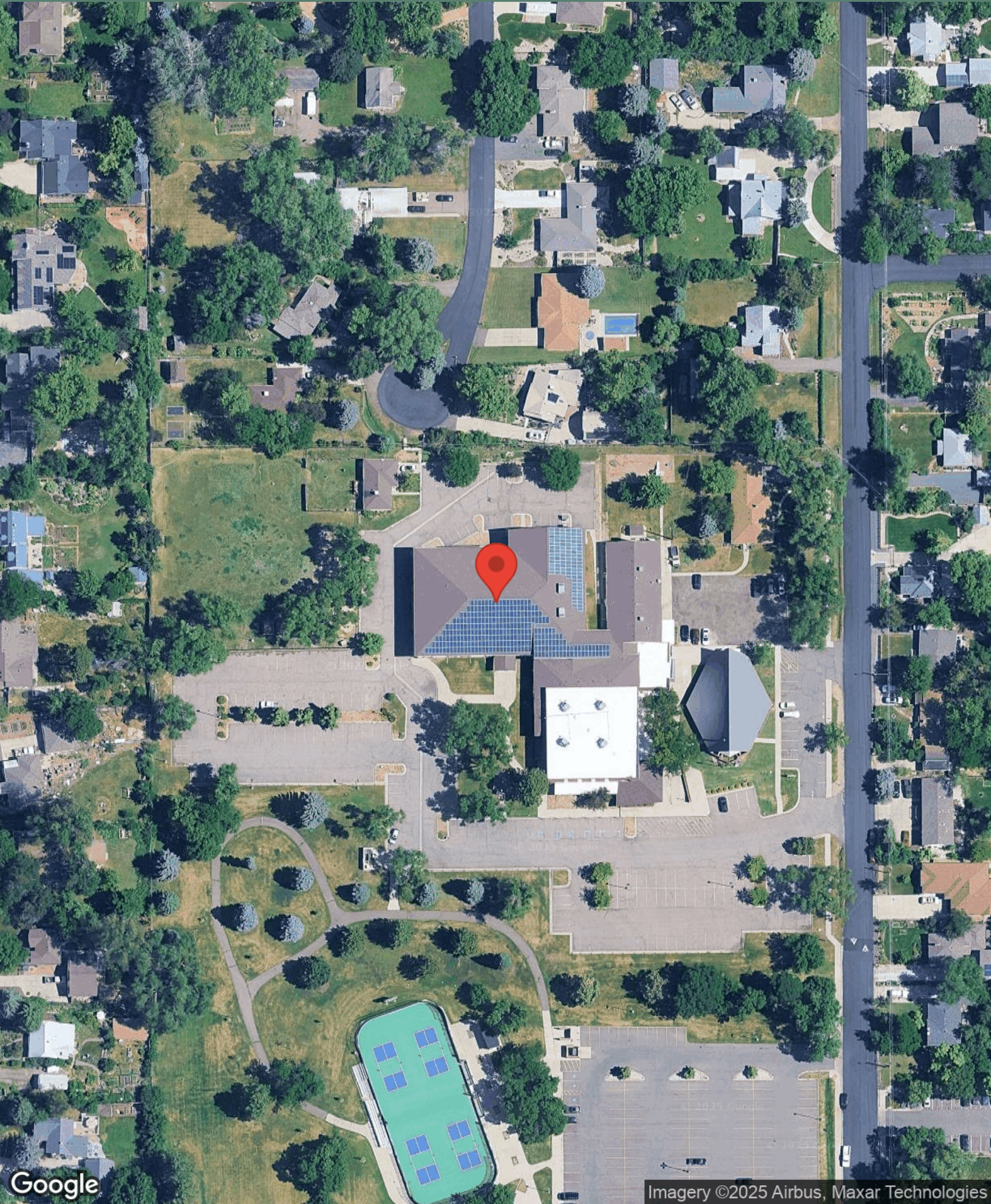
Lakewood Church of Nazarene
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AERIAL MAP

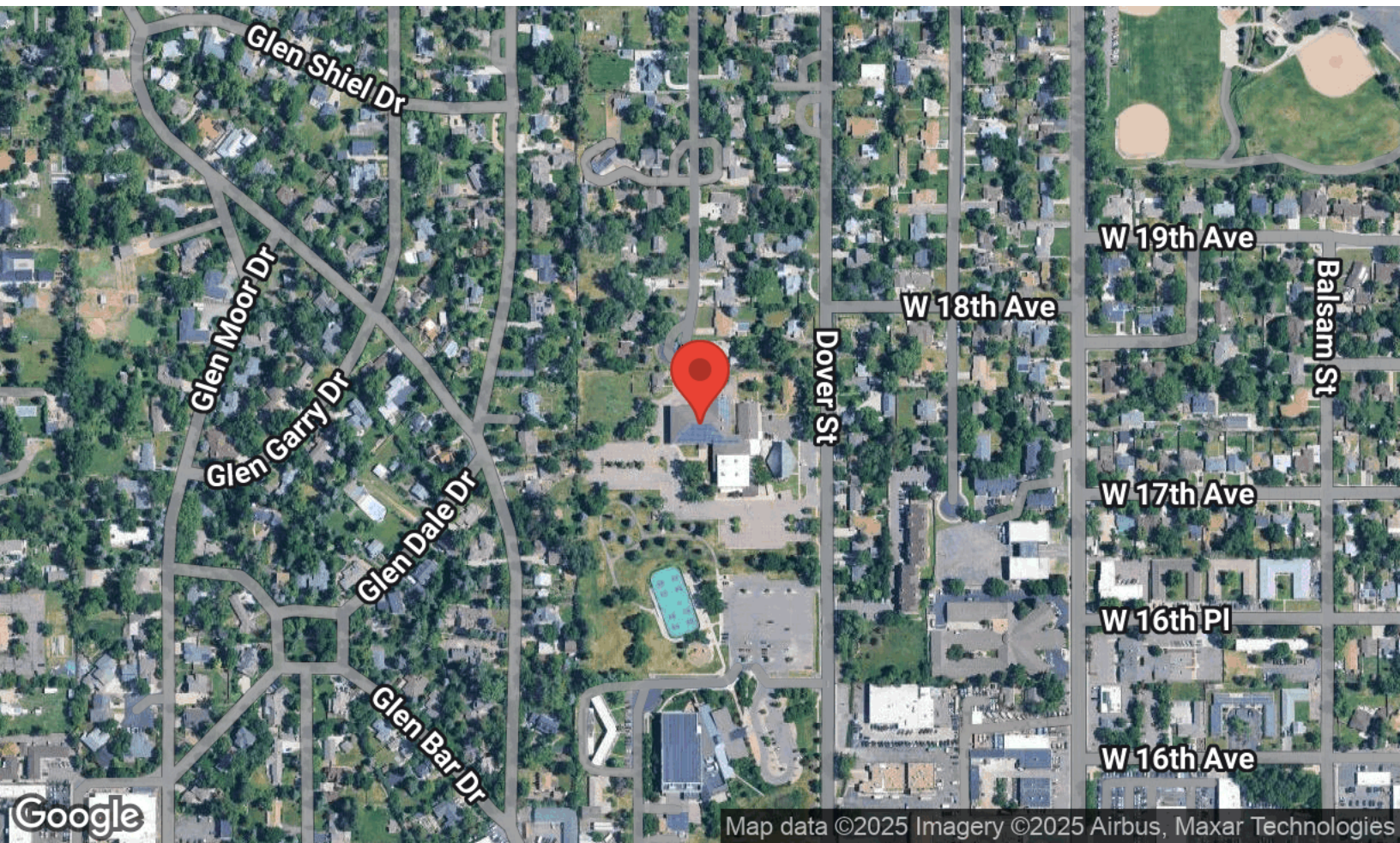
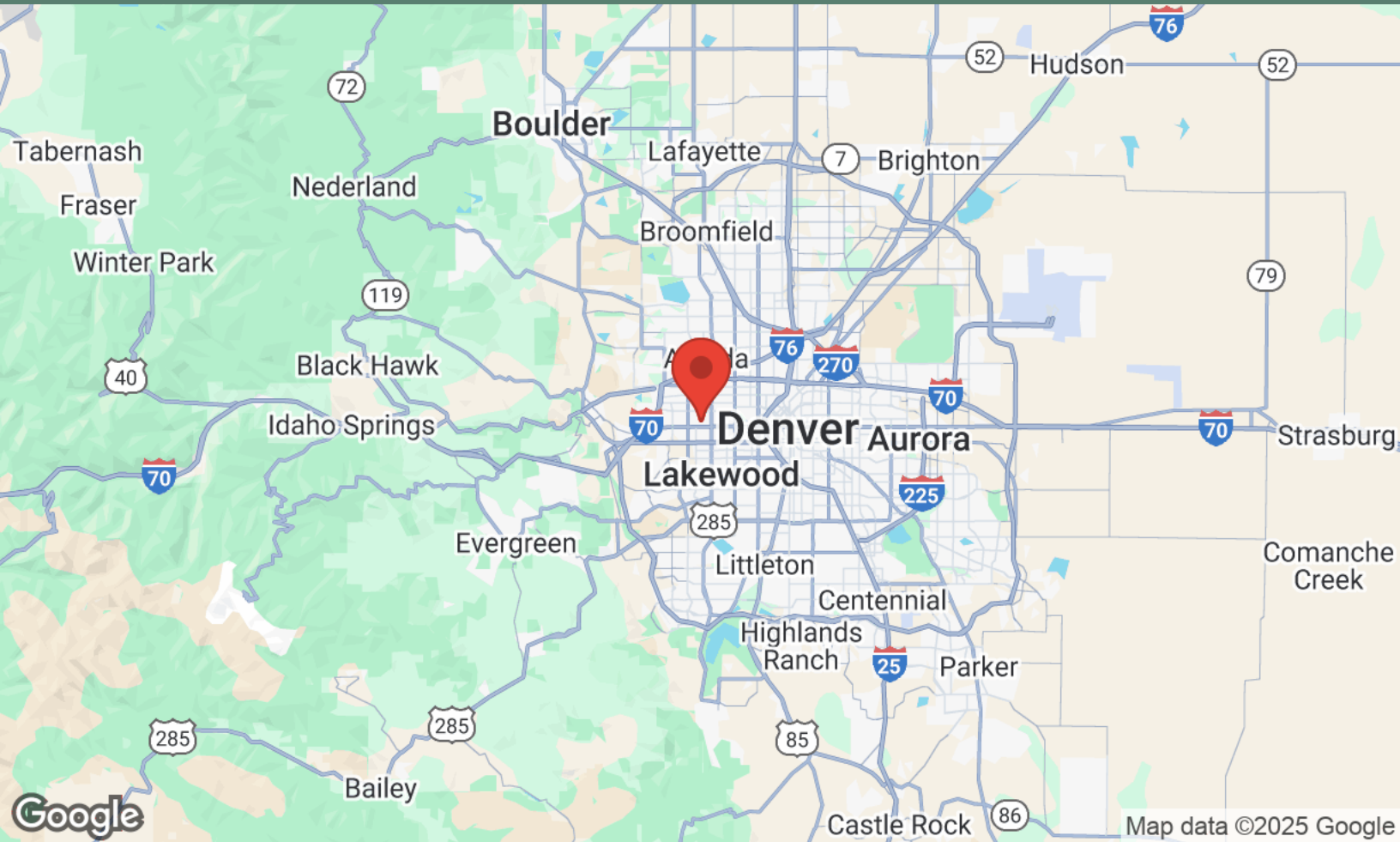
Lakewood Church of Nazarene
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LOCATION MAPS

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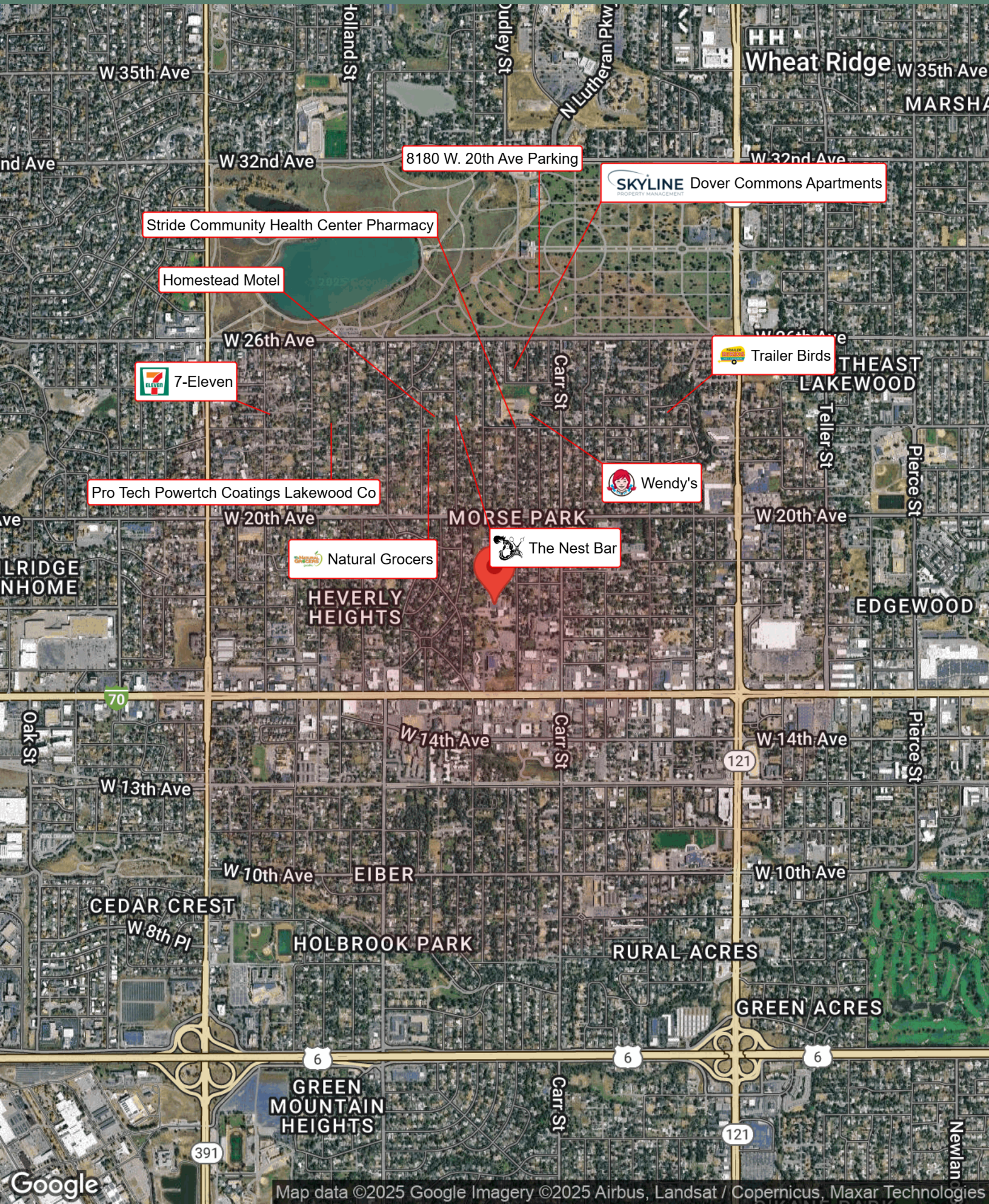
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BUSINESS MAP

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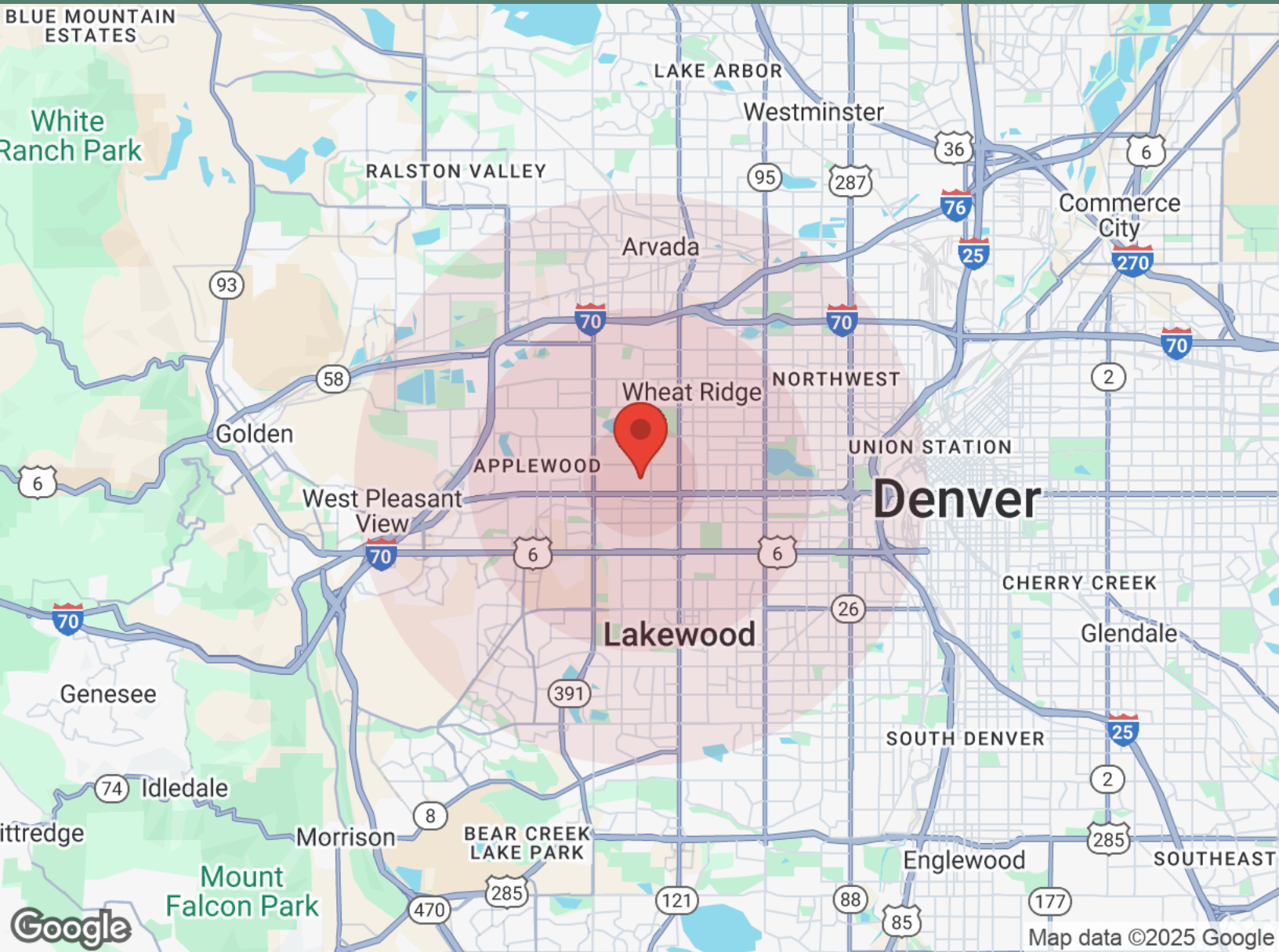
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DEMOGRAPHICS

Lakewood Church of Nazarene
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Population	1 Mile	3 Miles	5 Miles
Male	5,139	55,355	164,264
Female	5,485	56,544	165,515
Total Population	10,624	111,899	329,779
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,791	19,852	64,361
Ages 15-24	1,248	12,572	38,723
Ages 25-54	4,291	45,530	134,460
Ages 55-64	1,495	14,494	40,304
Ages 65+	1,799	19,451	51,931
Race	1 Mile	3 Miles	5 Miles
White	9,022	92,247	263,859
Black	135	993	3,582
Am In/AK Nat	100	653	1,798
Hawaiian	N/A	7	15
Hispanic	2,727	35,323	121,166
Multi-Racial	2,676	34,628	113,636

Income	1 Mile	3 Miles	5 Miles
Median	\$52,126	\$49,161	\$48,864
< \$15,000	916	6,687	18,850
\$15,000-\$24,999	783	6,807	17,365
\$25,000-\$34,999	485	5,700	16,067
\$35,000-\$49,999	545	7,713	20,612
\$50,000-\$74,999	940	9,657	26,113
\$75,000-\$99,999	373	5,662	15,527
\$100,000-\$149,999	443	4,883	14,802
\$150,000-\$199,999	83	1,358	4,538
> \$200,000	33	719	3,022

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,932	53,094	150,563
Occupied	4,542	49,410	140,817
Owner Occupied	2,038	24,995	77,907
Renter Occupied	2,504	24,415	62,910
Vacant	390	3,684	9,746

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission. (DD25-5-09) (Mandatory 7-09)

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

**BROKERAGE DISCLOSURE TO BUYER
DEFINITIONS OF WORKING RELATIONSHIPS**

For purposes of this document, seller also means "landlord" (which includes sublandlord) and buyer also means "tenant" (which includes subtenant).

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: **ATTACHED BROCHURE**

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.

Buyer must contact local law enforcement officials regarding obtaining such information.

BUYER ACKNOWLEDGMENT:

Buyer acknowledges receipt of this document.

Buyer/Tenant

Buyer/Tenant

BROKER ACKNOWLEDGMENT:

Broker provided (Buyer/Tenant) with this document and retained a copy for Broker's records.

Brokerage Firm's Name: Transworld Commercial Real Estate, LLC



Broker