

9679

W. 6TH AVE FRONTAGE

LAKEWOOD, CO 80226

\$1,625,000

SALE PRICE



RACHEL COLOROSA, CCIM

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 **UNIQUE**
PROPERTIES

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400 S. Broadway | Denver, CO 80209

PROPERTY HIGHLIGHTS

Address	9679 W. 6th Ave. Frontage Lakewood, CO 80226
Sale Price	\$1,625,000
Lot Size	2.35 Acres
Assessor Parcel ID	49-033-00-010
Zoning	R-1-12, potential rezoning to MNS
Water	Consolidated Water
Sewer	Lakewood Sanitation
Gas / Electric	Xcel Energy

PROPERTY DESCRIPTION

Positioned along the north side of the W. 6th Ave. frontage road just before the Kipling St. exit and directly south of Lakewood High School. This 2.35 AC site presents an exceptional redevelopment opportunity suited for medium density residential or mixed use. The property offers convenient access to major thoroughfares including 6th Ave., Interstate 70, and Interstate 25, allowing for approximately 20 minute connectivity to the mountains, Downtown Denver, and the greater West Metro area.

- Excellent visibility and access along W. 6th Ave. frontage road
- Proximity to major highways enables easy access to Downtown Denver and the mountains
- Surrounded by established neighborhoods, schools, and amenities
- Environmental Phase I report available



SITE AERIAL

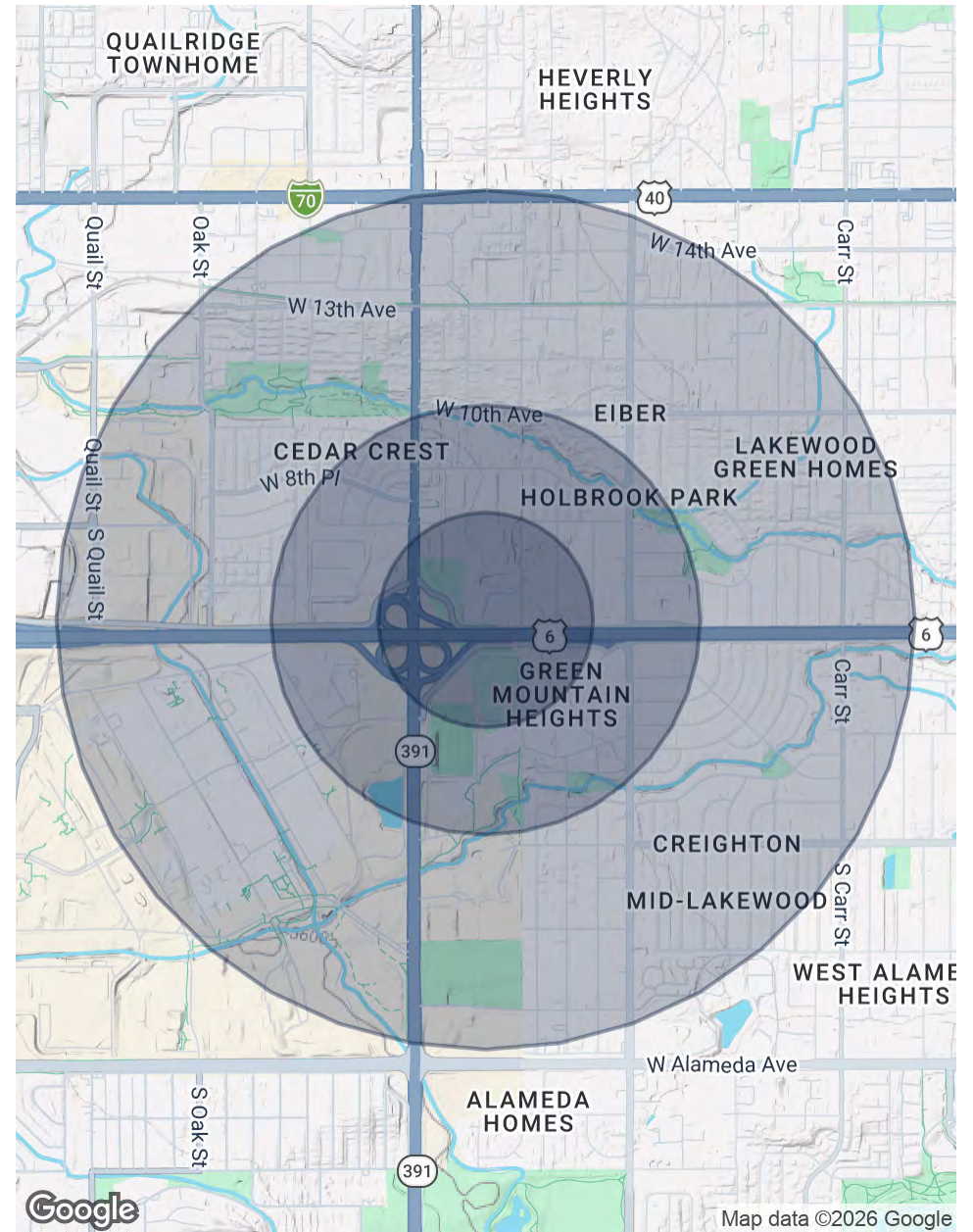


DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	412	1,648	7,933
Average Age	35.8	39.3	38.6
Average Age (Male)	35.7	38.8	38.5
Average Age (Female)	35.9	39.3	39.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	158	704	3,387
# of Persons per HH	2.6	2.3	2.3
Average HH Income	\$117,021	\$111,318	\$105,595
Average House Value	\$594,470	\$566,750	\$524,991

2023 American Community Survey (ACS)





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