



12105 W CEDAR DRIVE | LAKEWOOD, CO 80228



Schneider Grimes
INVESTMENT SERVICE GROUP

Paul Schneider, Principal
Mark Alley, Advisor
Anna Givens, Manager of Team Operations



PINNACLE
REAL ESTATE ADVISORS

One Broadway Suite A300
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303.962.9555 | www.PinnacleREA.com



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LAKEWOOD, CO 80228



INVESTMENT CONTACTS

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720.270.9926
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PROPERTY OVERVIEW



*Lot line not to scale

12105 W CEDAR DRIVE

LAKEWOOD, COLORADO 80228

~~LIST PRICE: \$5,250,000~~

PRICE REDUCED: \$5,150,000

Property Highlights:

- Renovated building in good condition
- Great location – right off 6th Avenue
- Flexible zoning for a wide variety of users
- Easy access to public transportation

Property Description:

Building Type:	Flex/Office/Retail
Building Size:	20,000 SF (Jefferson County)
Lot Size:	60,000 SF on 1.38 Acres
Zoning:	M-E-U (City of Lakewood)
Construction Type:	Masonry
YOC:	1978/2014 (Renovated)
Property Taxes:	2023: \$51,055.46



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LOCATION OVERVIEW



POPULATION	
1 mile	15,879
3 mile	86,123
5 mile	225,136
HOUSEHOLDS	
1 mile	7,766
3 mile	37,574
5 mile	94,328
AVERAGE HH INCOME	
1 mile	\$87,572
3 mile	\$106,504
5 mile	\$99,460



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KIPLING STREET

PROPERTY PHOTOS



PROPERTY PHOTOS



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