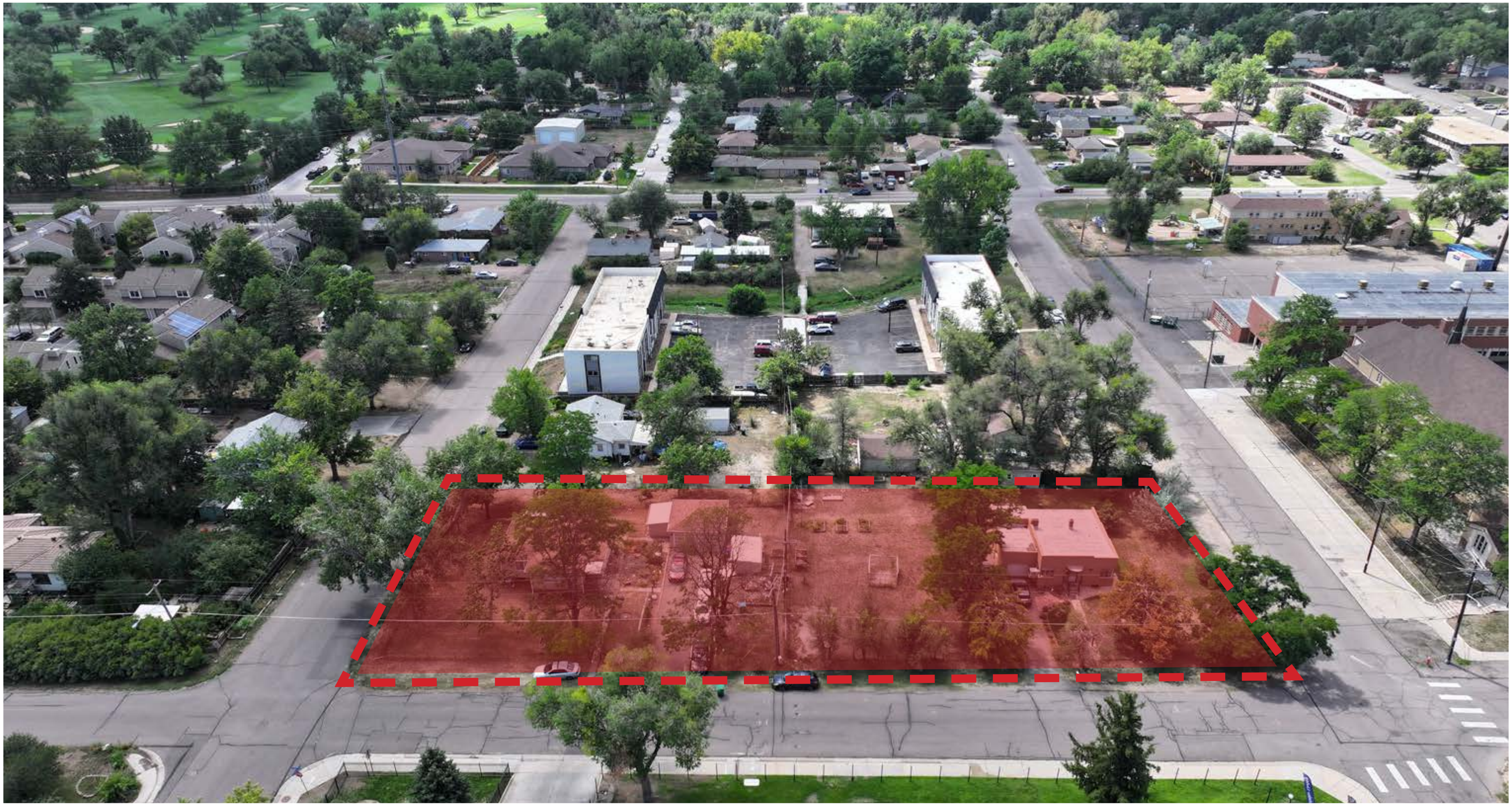

7100 & 7150 W 12th Avenue
Lakewood, Colorado

Opportunity Zone | Premier Transit-Oriented
Development Site Near Lakewood–Wadsworth Station

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DEVELOPMENT HIGHLIGHTS

ENTITLEMENT PROCESS ALREADY UNDERWAY - Seller has plans in place for a 21-unit townhome project spanning both parcels (35,298 buildable SF combined), with initial submittals already completed with the City of Lakewood - shortening the timeline to permit compared to a ground-up entitlement process.

PHASED BUILD OPTION - A Buyer may have the option to sequence construction across the two parcels in phases rather than all at once, subject to the City of Lakewood approval - potentially easing financing and construction logistics.

OPPORTUNITY ZONE TAX BENEFITS - The site sits within a federally designated Opportunity Zone, offering qualified investors potential capital gains deferral and long-term appreciation exclusion benefits on eligible investment. Buyers should consult their tax advisor to confirm eligibility and structure.

INCOME PRODUCING HOLD DURING ENTITLEMENTS - Both parcels are currently improved with single-family residences with strong rental histories, giving a buyer the option to continue renting the existing homes through the pre-construction and permitting period — offsetting holding costs ahead of a groundbreaking. Buyers should independently verify current lease terms, rent rolls, and occupancy status prior to closing.

TRANSIT ADJACENT, RENT-GROWTH SUBMARKET - The Lakewood/West Corridor submarket has posted one of the lowest stabilized vacancy rates in the Denver MSA (trailing 5-year average of 5.4%), with market rents running more than $100/unit below the Denver MSA average and positive rent growth projected 2025–2028 after a brief metro-wide dip in 2024.

FOR SALE TOWNHOME COMPS SUPPORT STRONG EXIT VALUES - Recently sold 3-bed townhomes within the immediate submarket (7066 W 13th Avenue, 1066 Balsam Street, 1060 Eaton Street, and others) have traded between roughly $375 and $428 per square foot, supporting a for-sale or build-to-rent exit strategy.

DEVELOPMENT SUMMARY

	7150 W 12th Avenue	7100 W 12th Avenue
LOT SIZE	18,730 SF / 0.43 AC	13,425 SF / 0.31 AC
PARCEL NUMBER	49-021-21-001	49-021-21-006
ZONING	M-R-U	Mixed-Use (to be confirmed)
CURRENT IMPROVEMENT	Single-family residence. (Built 1946) - Currently rented. Strong rental history.	Single-family residence. (Built 1948) - Currently rented. Strong rental history.
PROPOSED PROJECT	21-unit, 2-bedroom/2.5 bathroom townhome project spanning both parcels (35,298 SF buildable SF combined). Initial submittals completed with the City of Lakewood. Phased build option available across the two parcels, subject to city approval.	

PROPERTY
IMAGES

PROPERTY IMAGES

OPPORTUNITY ZONE INVESTMENT

FEDERALLY DESIGNATED OPPORTUNITY ZONE

This property is located within a Qualified Opportunity Zone, providing investors with the potential for significant federal tax advantages when structured properly.

CAPITAL GAINS DEFERRAL

Investors may defer eligible capital gains by reinvesting into a Qualified Opportunity Fund.

- Defer and potentially reduce taxable capital gains
- Reinvest proceeds into productive real estate assets

TAX-FREE APPRECIATION

Long-term appreciation on qualifying Opportunity Zone investments may be excluded from federal capital gains taxes if all IRS requirements are met.

- Potential 10% step-up in basis at 5 years
- Potential 15% step-up in basis at 7 years
- Exclusion of future appreciation if held for 10 years

LONG-TERM WEALTH GROWTH

Opportunity Zones were established to encourage private investment into growing communities while offering meaningful tax incentives for long-term investors.

- Support community revitalization
- Build value while creating impact
- Align with long-term investment goals

OPPORTUNITY ZONES MATTER

- ☑ Encourage long-term investment in underserved areas
- ☑ Reduce capital gains exposure
- ☑ Enhance after-tax returns
- ☑ Pair tax advantages with strong real estate fundamentals
- ☑ Contribute to economic growth and community development

LOCATION ADVANTAGE

Lakewood–Wadsworth Light Rail Station - Convenient access to RTD's W Line provides direct connectivity to Downtown Denver, Union Station, and destinations throughout the metro area.

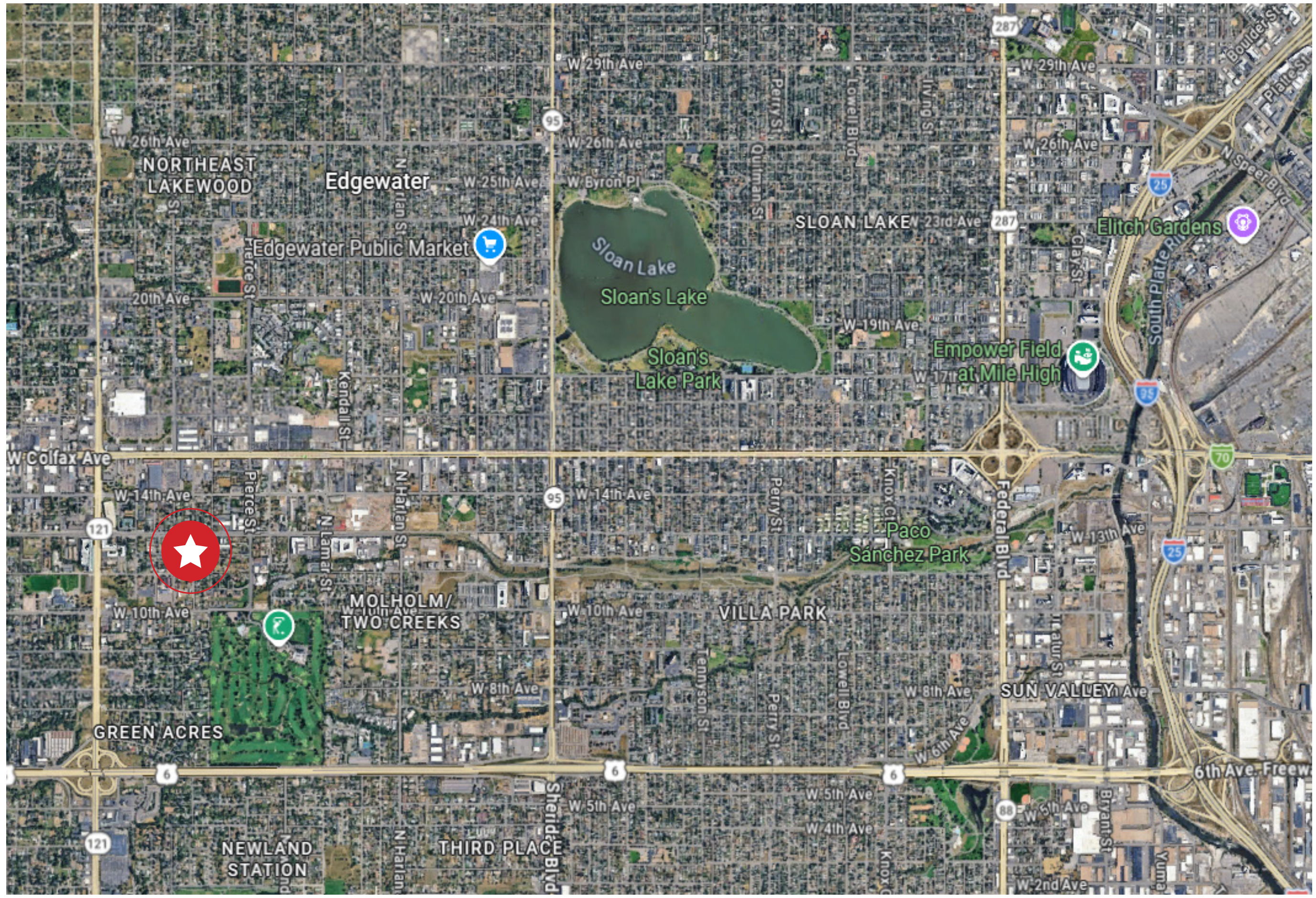
Minutes to Sloan's Lake – Easy access to Sloan's Lake Park, one of west Denver's premier recreational destinations, offering trails, open space, water views, and easy access to the surrounding dining and entertainment scene.

Nearby Amenities – Close to the growing West Colfax corridor, including restaurants, entertainment, neighborhood retail, and everyday services, with continued investment occurring throughout the area.

Established Lakewood Location – Surrounded by mature residential neighborhoods with convenient access to parks, schools, shopping, services, and recreation throughout Lakewood and west Denver.

Access to Denver + the Mountains – The site's proximity to US-6 provides efficient east-west connectivity, making Downtown Denver easily accessible while also providing a convenient route toward the foothills and mountain communities.

Two Adjacent Corner Lots – A rare opportunity comprising two contiguous corner parcels, creating a larger, highly visible development site with added flexibility for site planning, access, and potential phased development.



Excellent Regional Connectivity -

Positioned just south of West Colfax Avenue and minutes from US-6, 7100 & 7150 W. 12th Avenue offer exceptional connectivity throughout Lakewood, Denver, and the broader metro area. The adjacent Lakewood–Wadsworth Light Rail Station provides convenient W Line service to Downtown Denver and Union Station, while nearby Wadsworth Boulevard, Colfax Avenue, and US-6 create efficient vehicular access in every direction. The location places residents within easy reach of Sloan's Lake, West Colfax, Highlands Square, West Highland, LoHi, and Downtown Denver, while US-6 provides a direct connection west toward the foothills and mountain communities. This combination of transit access, major arterial connectivity, and proximity to some of the metro area's most desirable neighborhoods makes the site particularly well positioned for residential development.

MARKET OVERVIEW

The Lakewood/West Corridor continues to outperform many Denver metro submarkets with lower vacancy, competitive rental rates, strong absorption, and excellent transportation infrastructure.

LOWER VACANCY
5.4%
5-Year Average* Below Denver MSA Avg.

COMPETITIVE RENTS
$100+
Below Denver MSA Average

STRONG ABSORPTION
POSITIVE
Net Absorption Outlook

TRANSIT ACCESS
W-LINE
Light Rail Located 2 Blocks Away

CONTINUED GROWTH
18,000+
New Multifamily Units Delivered in 2024

MARKET CONTEXT

Denver delivered more than 18,000 multifamily units in 2024, with roughly half absorbed the same year - pushing vacancy higher and rents modestly negative across the metro.

The Lakewood/West Corridor submarket has outperformed throughout, with vacancy more than 100 basis points below the Denver MSA average and average market rent over $100/ unit cheaper.

DEMOGRAPHICS

Population 2025	1 mi	16,173
	2 mi	67,127
	3 mi	151,518
Median Age	1 mi	38.7
	2 mi	38.1
	3 mi	38.2
Average Household Income	1 mi	$93,202
	2 mi	$102,342
	3 mi	$108,890
Daytime Employees	1 mi	9,308
	2 mi	31,067
	3 mi	61,559
Daytime Businesses	1 mi	1,184
	2 mi	3,940
	3 mi	8,233
Consumer Spending	1 mi	$207,715,036
	2 mi	$892,805,858
	3 mi	$2,088,189,295

7100 & 7150

W 12TH AVENUE

LAKEWOOD, COLORADO

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