

1875 WADSWORTH BLVD. LAKEWOOD, CO 80214



Office & Land Property For Sale

FOR MORE INFORMATION, PLEASE CONTACT:

SCOTT A. MARCUM

Broker/Owner

O: 303.403.1333 | C: 303.437.5590

Scott@MarcumCommercial.com

AUSTIN RICKARD

Associate Broker

O: 303.403.1333 | C: 303.521.3357

Austin@MarcumCommercial.com

MARCUM COMMERCIAL ADVISORS | 303.403.1333 | MARCUMCOMMERCIAL.COM

MARCUM
Commercial Advisors

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1875 WADSWORTH BLVD., LAKEWOOD, CO
\$649,000 | 2,954 SF (\$219.70/SF) | 0.69 ACRES

Zoning: This 0.69-acre property, zoned M-G-S, offers strong potential for redevelopment with flexible commercial and mixed-use options along a high-traffic corridor.

Location Overview: 1875 Wadsworth Blvd is strategically situated on the west side of Wadsworth Boulevard, offering excellent visibility with close proximity to both I-70 and Colfax Avenue, making it ideal for various commercial uses. The property is also within walking distance of the Lakewood-Wadsworth Light Rail Station, providing convenient public transportation options. Additionally, the area is home to several notable businesses and amenities, further enhancing the property's appeal for potential buyers and investors.

Property Layout: The property features four (4) private offices, three (3) open office areas, a full kitchen, one (1) restroom, and an unfinished basement providing additional storage space.

Location Amenities: 1875 Wadsworth Blvd is surrounded by a variety of convenient amenities, including popular restaurants, shopping centers, fitness facilities, and banking services. Tenants and visitors benefit from easy access to daily necessities, dining options, and wellness centers, all within close proximity to the property.

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OFFERING SUMMARY

Sale Price:	\$649,000
Price / SF:	\$219.70
Building Size:	2,954 SF
Lot Size:	0.69 AC
Year Built:	1936
Secondary Power :	West of the Property
Traffic Count Wadsworth:	42,000 VPD
Zoning:	M-G-S (Lakewood)
Market:	Denver Metro
Submarket:	West Denver

PROPERTY OVERVIEW

1875 Wadsworth Blvd is a great opportunity in Lakewood’s West Denver submarket. The building offers approximately 2,954 square feet of space across two floors and a basement. Sitting on a 0.69-acre lot, the property provides high visibility along Wadsworth Boulevard, with easy access to Colfax Avenue. Located about 5 miles west of downtown Denver, this site is situated in a busy retail and office corridor surrounded by a variety of businesses and amenities.

PROPERTY HIGHLIGHTS

- Versatile space suitable for multiple uses
- Building offers excellent natural light and layout
- 0.69-acre lot
- High visibility on Wadsworth Boulevard
- Easy access to Colfax Avenue and major highways
- Close to local businesses and amenities
- Located in Lakewood’s West Denver retail and office corridor
- About 5 miles from downtown Denver

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TOTAL: 1628 sq. ft
BELOW GROUND: 0 sq. ft, FLOOR 2: 1094 sq. ft, FLOOR 3: 534 sq. ft
EXCLUDED AREAS: BASEMENT: 798 sq. ft, ROOM: 95 sq. ft, SCREENED PORCH: 198 sq. ft,
BAY WINDOW: 20 sq. ft, LOW CEILING: 36 sq. ft
WALLS: 215 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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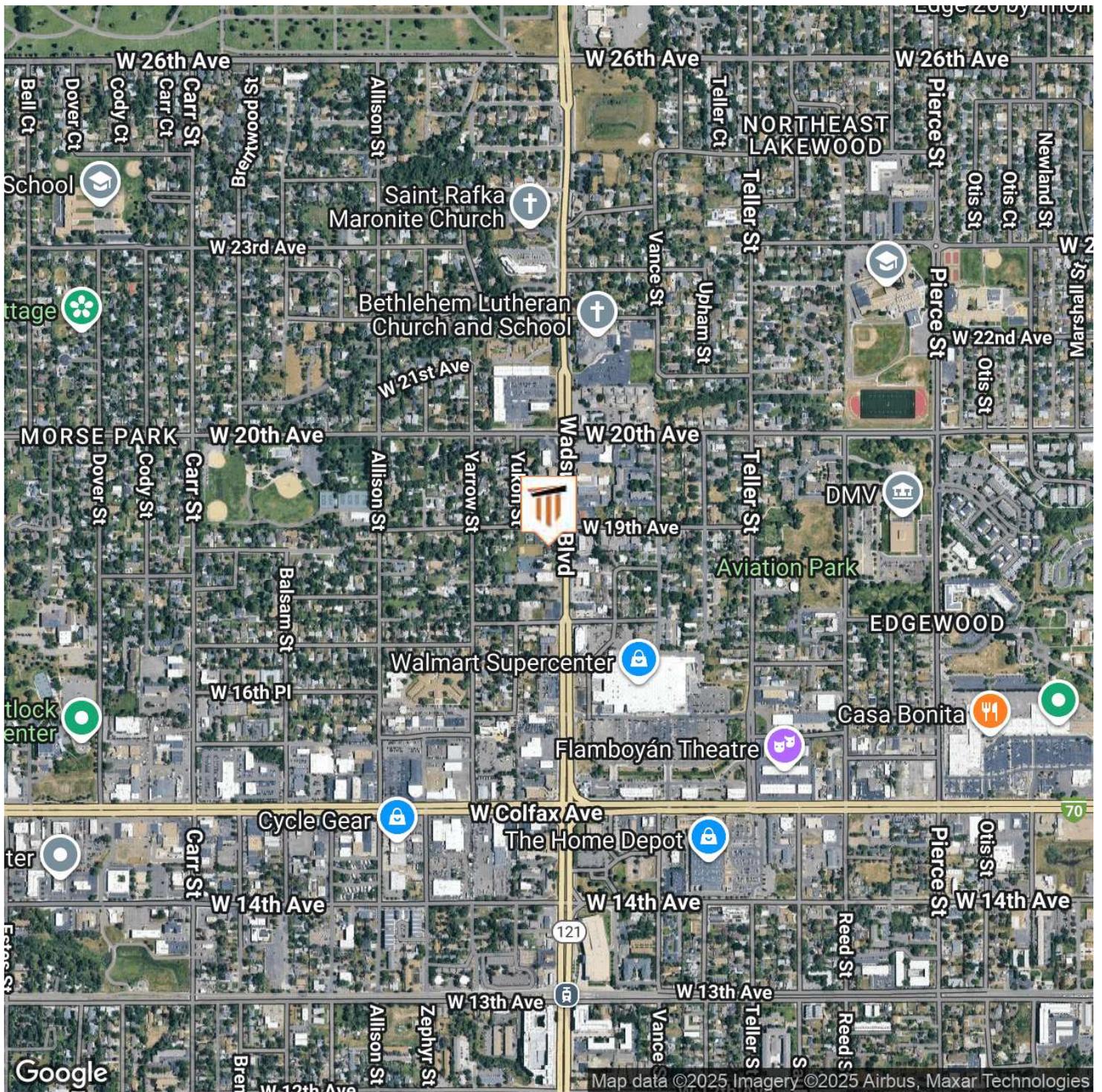
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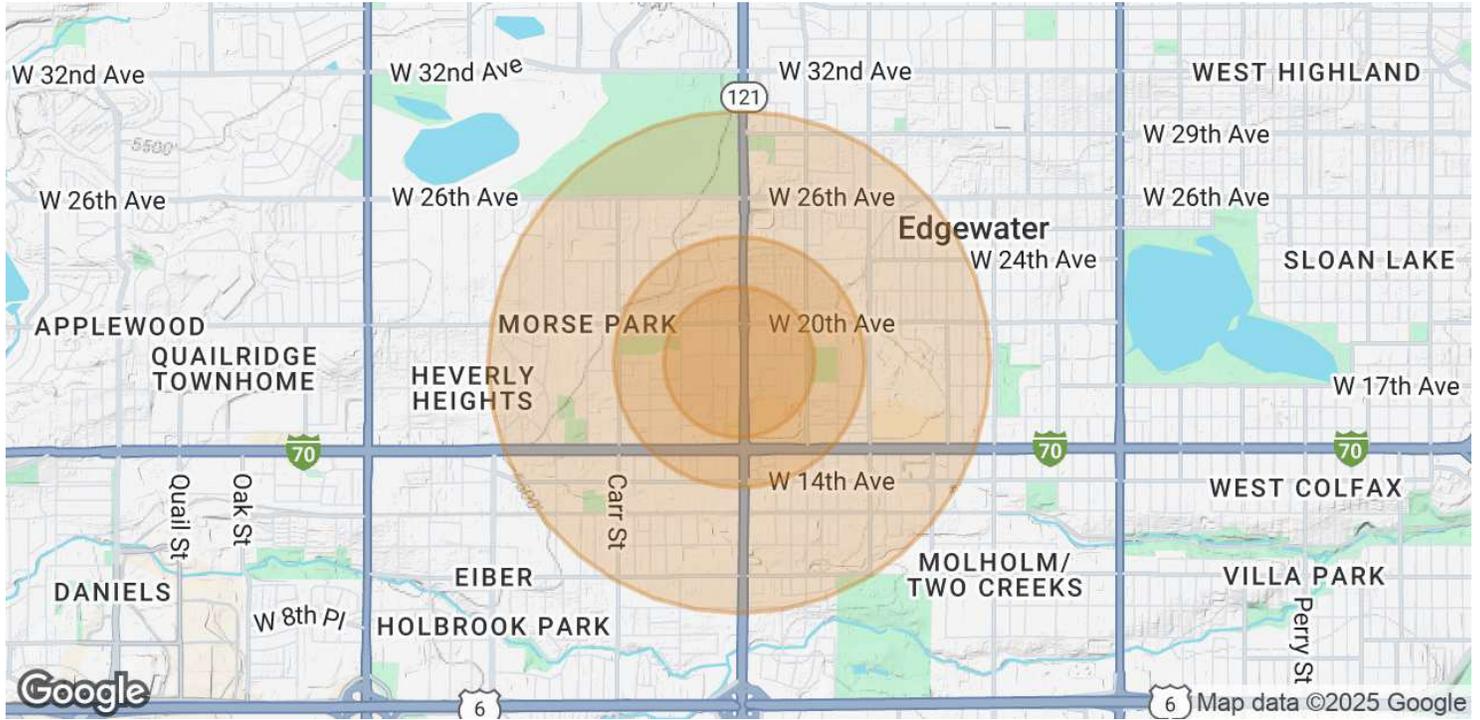
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	880	3,055	15,055
Average Age	44	43	41
Average Age (Male)	43	42	40
Average Age (Female)	46	45	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	392	1,354	6,826
# of Persons per HH	2.2	2.3	2.2
Average HH Income	\$77,083	\$83,564	\$89,776
Average House Value	\$599,961	\$608,545	\$603,248

Demographics data derived from AlphaMap

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