

LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

Lakewood Freestanding Office Building

7610 W. 5th Ave., Lakewood, CO 80226



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OWNER/USER OFFICE BUILDING FOR SALE

\$975,000



Building Overview

Building:	4,126± SF
Lot Size:	0.29± Acres
Parking:	23 Surface (5.57/1,000)
YOC:	1958
Taxes:	\$7,969.92 (2022 payable in 2023)
# of Units:	5
Roof:	New as of 2017
HVAC:	New as of 2017 (1 of 2 units replaced)
Parking Lot:	Restriped as of May 2023
Construction:	Masonry
Zoning:	Lakewood M-G-S (Mixed Use/General/Suburban)

Building Narrative

Located just south of the W. 6th Ave. Freeway at Wadsworth Blvd., this 2-story, 4,126 SF freestanding office building offers a total of 5 units, of which all five (5) are currently occupied with flexible lease terms. The building offers 4,126 SF that would be available for an owner/user. The building offers exceptional access to both Wadsworth Blvd. and W. 6th Ave., and provides ample free parking. Nearby retail and restaurant amenities include the Walmart and the Westwood Inn. As an investment, the building currently offers an Net Operating Income of \$20,267.08.

Priced at \$975,000 (\$236.31/SF)

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DISCLOSURE

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DEMOGRAPHICS



Population

1 Mile

13,995

3 Miles

149,308

5 Miles

397,620



Households

5,775

59,388

167,958



Median HH Income

\$67,859

\$64,825

\$73,300



Median Age

39.20

37.30

37.60



Traffic

69,188 VPD - Wadsworth @ W. 5th Ave.

CoStar 2023