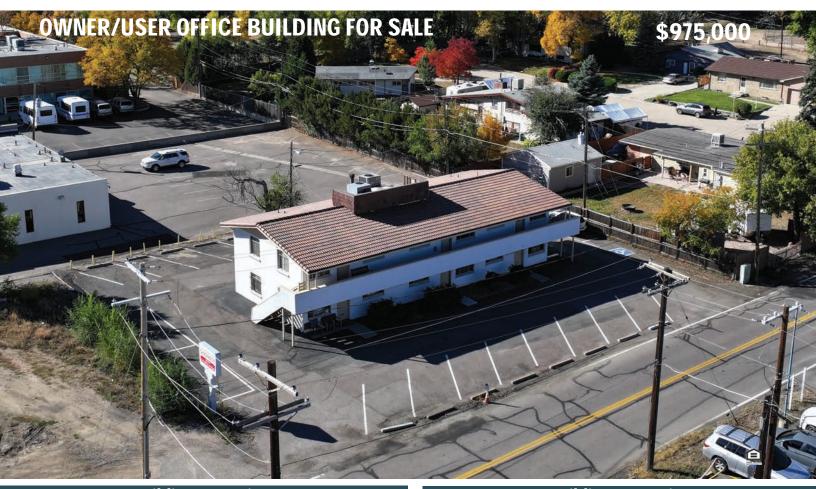
Lakewood Freestanding Office Building

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



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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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DEMOGRAPHICS		1 Mile	3 Miles	5 Miles
	Population	13,995	149,308	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