

# Lakewood Freestanding Office Building

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



www.FullerRE.com

OWNER/USER OFFICE BUILDING FOR SALE

\$875,000



## Building Overview

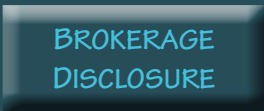
<b>Building:</b>	4,126± SF
<b>Lot Size:</b>	0.29± Acres
<b>Parking:</b>	23 Surface (5.57/1,000)
<b>YOC:</b>	1958
<b>Taxes:</b>	\$7,905.82 (2023 payable in 2024)
<b># of Units:</b>	5
<b>Roof:</b>	New as of 2017
<b>HVAC:</b>	New as of 2017 (1 of 2 units replaced)
<b>Parking Lot:</b>	Restriped as of May 2023
<b>Construction:</b>	Masonry
<b>Zoning:</b>	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 a Net Operating Income of \$20,267.08.

**Priced at \$875,000** (\$212.07/SF)

Fuller Real Estate  
(303) 534-4822



**Alex Scott**  
(720) 287-5417 direct  
(972) 207-8877 mobile  
AScott@FullerRE.com

**Travis Wanger**  
(720) 974-2790 direct  
(303) 888-1061 mobile  
TWanger@FullerRE.com





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.		