

Lakewood Development Parcel

13121 W. Alameda Ave., Lakewood, CO 80228



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PROPERTY INFORMATION

Lot Size:	57,064± SF (1.3± Acres)
Parcel #:	49-173-05-007
Zoning:	Lakewood M-G-S
Taxes:	\$11,483 (2023 payable in 2024)

[Click on PDF for Lakewood M-G-S Zoning](#)



PROPERTY NARRATIVE

Located behind a W. Alameda Ave. Safeway store, this 1.31 acre site is an exceptional development opportunity and is part of the busy Foothills Shopping Center. Lakewood (M-G-S) zoning provides a wide range of permitted uses including but not limited to: Multi-Family, Day Care, Retail, Emergency Medical Facility, etc. Consult Lakewood Zoning to be sure your use would be allowed on the property.

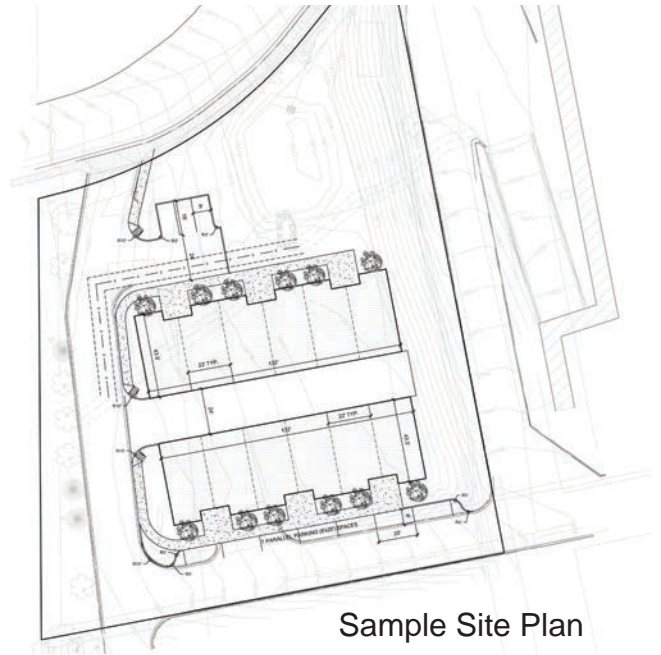
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\$995,000

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Sample Site Plan



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	12,582	70,493	192,156
Households	5,665	30,075	80,783
Median HH Income	\$91,786	\$90,679	\$81,623
Median Age	41.60	41.40	40.40
Traffic	22,460 vpd - W. Alameda at W. Ohio Ave.		